



**IMU Board of Trustees of the
Electric, Water and Communications Utilities
May 24, 2021
City Hall Council Chambers
5:30 p.m.**

Agenda

1. Call to Order
2. Roll Call
3. Public Comments
4. Consent Agenda
 - A. Claims for May 24, 2021.
 - B. Approval of May 10 and 12, 2021 meeting minutes.
 - C. Approval of April financial report.
5. Electric Utility Action Items
 - A. **Downtown Underground Conversion Project**
 1. Public Hearing on the proposed plans, specifications, form of contract and estimate of cost for the Downtown Underground Conversion Project.
 2. Resolution approving the proposed plans, specifications, form of contract and estimate of cost for the Downtown Underground Conversion Project.
 3. Resolution awarding construction contract.

4. Resolution awarding materials contract.
6. Electric Utility Informational Items
7. Water Utility Action Items
 - A. Authorization for Warren Water to serve an IMU customer at 8369 110th Avenue.
 - B. Authorization for Warren Water to serve an IMU customer at 14130 118th Avenue.
 - C. Resolution approving an Engineering Services Agreement with Veenstra & Kimm for the Southeast Streetscape Water Main Extension project
8. Water Utility Informational Items
9. Communications Utility Informational Items
10. Combined Electric, Water and Communications Utilities Action Items
 - A. **2110 Country Club Road**
 1. Public Hearing on a resolution to consider the authorization of the sale of real property, commonly known as 2110 Country Club Road, by Indianola Municipal Utilities.
 2. Resolution making final determination on the potential sale of real property and authorizing the execution of a purchase agreement by and between Indianola Municipal Utilities and Kevin D. Halterman.
 - B. Approval to participate in the Iowa Rent and Utility Assistance Program.
11. Combined Electric, Water and Communications Utilities Informational Items
12. Other Business
13. Adjourn

IMU Regular Downstairs
Meeting Date: 05/24/2021

4. A.

Information

Subject

Claims for May 24, 2021.

Information

Attachments

Claims List

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Friday, May 21, 2021

8:58:11 AM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Payment	Invoice Number	Bill Number
Account To Be Paid From 0000-10120-999										
ACCO UNLIMITED CORP. - VEND-2810										
	5/13/2021	ACCO liquid chlorinating	Open Terms	1,295.40	0.00	0.00	1,295.40	1,295.40	0212027-IN	BL-5579
							1,295.40	1,295.40		
A-Check Global - VEND-1194										
	5/30/2021	Pre Employment Screening	Net 30	71.00	0.00	15.00	71.00	71.00	59-0643013	BL-5528
							71.00	71.00		
Ahlers & Cooney P.C. - VEND-1002										
	5/29/2021	March legal fees-joint use agreement	Net 30	228.14	0.00	15.00	228.14	228.14	801233	BL-5529
							228.14	228.14		
AUTOMATIC SYSTEMS CO. - VEND-51495										
	5/14/2021	Hours traveled and field service	Open Terms	2,831.50	0.00	0.00	2,831.50	2,831.50	36709S	BL-5580
							2,831.50	2,831.50		
Bear Communications - VEND-1098										
	6/1/2021	Service Installs	Net 30	1,750.00	0.00	15.00	1,750.00	1,750.00	20210508	BL-5636
							1,750.00	1,750.00		
Border States Industries Inc - VEND-1070										
	6/4/2021	Transmission Poles	Net 30	12,105.29	0.00	15.00	12,105.29	12,105.29	922017846	BL-5604
	6/17/2021	Fiberglass Patch	Net 30	167.69	0.00	15.00	167.69	167.69	922093459	BL-5605
	6/17/2021	Secondary Handhole	Net 30	393.23	0.00	15.00	393.23	393.23	922093458	BL-5606
	6/12/2021	Street light connectors	Net 30	1,048.60	0.00	15.00	1,048.60	1,048.60	922068943	BL-5607
							13,714.81	13,714.81		
Cappel's Ace Hardware - VEND-1204										
	6/11/2021	Hose's	Net 30	23.58	0.00	15.00	23.58	23.58	001030	BL-5558
	6/11/2021	Drain boihr brass	Net 30	49.71	0.00	15.00	49.71	49.71	001029	BL-5559
	6/5/2021	Backpack sprayer	Net 30	79.99	0.00	15.00	79.99	79.99	001002	BL-5530
							153.28	153.28		
Casual Rags - VEND-1006										
	5/26/2021	Apparel for years of service	Net 30	203.92	0.00	15.00	203.92	203.92	154096	BL-5531
	5/21/2021	New employee apparel	Net 30	190.33	0.00	15.00	190.33	190.33	154061	BL-5532
							394.25	394.25		
Cedar Falls Utilities - VEND-1045 - BL-5627										

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	6/4/2021	Fiber to 5g & Wholesale	Net 30	6,700.00	0.00	15.00	6,700.00	6,700.00	0421 Fiber to 5g & Wholes	BL-5627
							6,700.00	6,700.00		
Cedar Falls Utilities - VEND-1045 - BL-5633										
	6/3/2021	Labor and rack space	Net 30	6,355.71	0.00	15.00	6,355.71	6,355.71	91419	BL-5633
							6,355.71	6,355.71		
Central Iowa Fasteners - VEND-1207										
	5/28/2021	Safety glasses	Net 30	5.90	0.00	15.00	5.90	5.90	2149	BL-5533
	6/6/2021	Air filter	Net 30	174.00	0.00	15.00	174.00	174.00	2233	BL-5534
	5/28/2021	Safety glasses	Net 30	11.80	0.00	15.00	11.80	11.80	2150	BL-5535
							191.70	191.70		
CHEMTREAT INC - VEND-8300										
	4/23/2021	P8141E.55	Open Terms	1,423.26	0.00	0.00	1,423.26	1,423.26	CIN010138213	BL-5536
							1,423.26	1,423.26		
Cindy Nelson - VEND-1078										
	6/17/2021	21-22 Indianola Community Map	Net 30	350.00	0.00	15.00	350.00	350.00	21-22 Community Map	BL-5619
							350.00	350.00		
Cintas Corporation - VEND-1007										
	6/11/2021	First aid supplies	Net 30	72.79	0.00	15.00	72.79	72.79	5061913309	BL-5537
	6/17/2021	First aid supplies	Net 30	153.15	0.00	15.00	153.15	153.15	5062532469	BL-5626
							225.94	225.94		
CIRCLE B CASHWAY - VEND-8615										
	5/12/2021	2x8-10' Sel strct hem fir	Open Terms	25.62	0.00	0.00	25.62	25.62	834990	BL-5538
							25.62	25.62		
City Of Indianola - VEND-1008 - BL-5555										
	5/30/2021	0421 Utility Payroll Expenses	Net 30	355,340.75	0.00	15.00	355,340.75	355,340.75	0421 Utility Payroll Exp	BL-5555
							355,340.75	355,340.75		
Consortia Consulting - VEND-1009										
	6/18/2021	Consulting	Net 30	900.00	0.00	15.00	900.00	900.00	22475	BL-5637
							900.00	900.00		

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Crystal Clear Communications LLC - VEND-1205										
	5/31/2021	Monthly newsletter, convert for website & temp	Net 30	1,690.00	0.00	15.00	1,690.00	1,690.00	CCC-0231	BL-5539
							1,690.00	1,690.00		
Des Moines Register Media - VEND-1010										
	5/30/2021	Project Share, directory and listing	Net 30	150.87	0.00	15.00	150.87	150.87	0003863328	BL-5582
	5/30/2021	Public hearing notice, board of trustee minutes	Net 30	627.27	0.00	15.00	627.27	627.27	0003863172	BL-5586
							778.14	778.14		
DLH Grafx - VEND-1220										
	6/12/2021	Shirts	Net 30	163.69	0.00	15.00	163.69	163.69	18160	BL-5613
							163.69	163.69		
Dust Pros Janitorial - VEND-1011										
	6/16/2021	0521 Cleaning-Fiber	Net 30	936.25	0.00	15.00	936.25	936.25	2368	BL-5620
	6/16/2021	0521 Cleaning-EL	Net 30	984.40	0.00	15.00	984.40	984.40	2365	BL-5591
	6/16/2021	Cleaning supplies-EL	Net 30	69.02	0.00	15.00	69.02	69.02	2366	BL-5592
	6/16/2021	0521 Cleaning-Util Svcs	Net 30	749.00	0.00	15.00	749.00	749.00	2367	BL-5561
							2,738.67	2,738.67		
Dustin Bradley - VEND-1141 - BL-5522										
	5/10/2021	Credit Refund	Net 30	265.00	0.00	0.00	265.00	265.00	00031310-0	BL-5522
							265.00	265.00		
ECHO Group, Inc - VEND-1061										
	6/3/2021	PVC Conduit and Bell Ends	Net 30	6,502.17	0.00	15.00	6,502.17	6,502.17	S8957915.001	BL-5609
							6,502.17	6,502.17		
HACH COMPANY - VEND-20810										
	5/8/2021	Bulb and tube	Open Terms	53.78	0.00	0.00	53.78	53.78	12443626	BL-5562
	5/6/2021	Singlets	Open Terms	41.15	0.00	0.00	41.15	41.15	12439773	BL-5540
							94.93	94.93		
Harland Clarke - VEND-1060										
	6/4/2021	IMU Commercial Deposit Slips	Net 30	64.59	0.00	15.00	64.59	64.59	0521 Deposit Slips	BL-5541
							64.59	64.59		
Hearst Television Inc - VEND-1131										
	5/30/2021	KCCI	Net 30	5,241.44	0.00	15.00	5,241.44	5,241.44	383584	BL-5635

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							5,241.44	5,241.44		
Independent Advocate - VEND-1136										
6/4/2021	Digital advertising	Net 30	200.00	0.00	15.00	200.00	200.00	745	BL-5625	
							200.00	200.00		
Indoff Incorporated - VEND-1058										
6/17/2021	Paper	Net 30	94.89	0.00	15.00	94.89	94.89	3472174	BL-5621	
							94.89	94.89		
Innovative Systems - VEND-1048										
6/4/2021	0521 Utility Bills and flyer	Net 30	5,651.01	0.00	15.00	5,651.01	5,651.01	550014	BL-5542	
5/1/2021	Deferred software and software	Net 30	10,915.56	0.00	15.00	10,915.56	10,915.56	54303 & 54304	BL-5563	
							16,566.57	16,566.57		
Iowa Association Of Municipal Utilities - VEND-1014										
5/14/2021	Overhead school - Sampson	Net 30	420.00	0.00	15.00	420.00	420.00	200008724	BL-5614	
							420.00	420.00		
Iowa Dept Of Revenue - VEND-1117										
6/18/2021	For Sales Tax Billed 05-01-21	Net 30	41,199.13	0.00	15.00	41,199.13	41,199.13	For Sales Tax Billed 0521	BL-5589	
							41,199.13	41,199.13		
KEYSTONE LABORATORIES INC - VEND-29056										
5/14/2021	Radium, Gross Alpha	Open Terms	45.00	0.00	0.00	45.00	45.00	1E03686	BL-5583	
							45.00	45.00		
Mahaska Communications Group - VEND-1017										
5/31/2021	0521 T1 Transport	Net 30	165.00	0.00	15.00	165.00	165.00	0521 T1 Transport	BL-5629	
							165.00	165.00		
McCoy Hardware Inc - VEND-1035										
6/11/2021	3/4 Galv tee	Net 30	7.18	0.00	15.00	7.18	7.18	A493540	BL-5564	
6/5/2021	Sprinklers and glade	Net 30	39.55	0.00	15.00	39.55	39.55	A492597	BL-5543	
							46.73	46.73		
MCMaster-CARR SUPPLY CO - VEND-34108										
5/4/2021	Plant maint	Open Terms	203.78	0.00	0.00	203.78	203.78	57640362	BL-5612	
							203.78	203.78		

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MUNICIPAL ENERGY AGENCY OF NEBRASKA - VEND-35805										
	5/30/2021	Purchased power	Net 30	655,723.94	0.00	15.00	655,723.94	655,723.94	301900	BL-5565
							655,723.94	655,723.94		
MURPHY TOWER SERVICES LLC - VEND-102732										
	5/5/2021	Boring	Open Terms	1,750.00	0.00	0.00	1,750.00	1,750.00	11990	BL-5631
							1,750.00	1,750.00		
NAPA AUTO PARTS - VEND-35949										
	3/25/2021	Oil can	Open Terms	23.53	0.00	0.00	23.53	23.53	988609	BL-5618
							23.53	23.53		
National Cable Television Cooperative, Inc. - VEND-1095										
	5/29/2021	0421 Cable	Net 30	41,753.53	0.00	15.00	41,753.53	41,753.53	21041343	BL-5566
							41,753.53	41,753.53		
Nolasoft Development - VEND-1021										
	6/16/2021	IMU Website updates	Net 30	385.00	0.00	15.00	385.00	385.00	8718	BL-5569
							385.00	385.00		
Norwalk Ready Mix Concrete, Inc. - VEND-1119										
	6/6/2021	Line shop concrete	Net 30	2,702.50	0.00	15.00	2,702.50	2,702.50	278209	BL-5615
	6/4/2021	Line shop concrete	Net 30	805.00	0.00	15.00	805.00	805.00	277916	BL-5616
	6/3/2021	Line shop concrete	Net 30	1,207.50	0.00	15.00	1,207.50	1,207.50	277765	BL-5617
	6/11/2021	Concrete repairs and new concrete	Net 30	2,415.00	0.00	15.00	2,415.00	2,415.00	278626	BL-5593
							7,130.00	7,130.00		
O'REILLY AUTO PARTS - VEND-40157										
	5/6/2021	Oil and filter	Open Terms	52.03	0.00	0.00	52.03	52.03	0337-217632	BL-5544
							52.03	52.03		
SHRED IT USA - VEND-103010										
	5/8/2021	Shred service	Open Terms	77.29	0.00	0.00	77.29	77.29	8182001023	BL-5545
							77.29	77.29		
SKARSHAUG TESTING LABORATORY INC - VEND-50410										
	5/5/2021	High voltage glove tesring	Open Terms	831.05	0.00	0.00	831.05	831.05	251666	BL-5611
							831.05	831.05		
Stacy Meyermann & Gary Richardson Jr. - VEND-1141 - BL-5525										

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	5/10/2021	Credit Refund	Net 30	129.40	0.00	0.00	129.40	129.40	00033892-7	BL-5525
							129.40	129.40		
STATE HYGIENIC LABORATORY - VEND-23245										
	5/1/2021	Testing	Open Terms	202.50	0.00	0.00	202.50	202.50	207810	BL-5546
							202.50	202.50		
TEGNA - VEND-1148										
	5/30/2021	WOI & KCWI	Net 30	6,032.45	0.00	15.00	6,032.45	6,032.45	384053	BL-5634
							6,032.45	6,032.45		
Terry-Durin Co - VEND-1038										
	6/2/2021	TRACER WIRE	Net 30	1,516.59	0.00	15.00	1,516.59	1,516.59	80704-00	BL-5624
							1,516.59	1,516.59		
THEISEN'S - VEND-100877										
	5/11/2021	Shirts, vest and jacket	Open Terms	97.97	0.00	0.00	97.97	97.97	3146056	BL-5547
	5/15/2021	Hose and drain	Open Terms	87.88	0.00	0.00	87.88	87.88	3149181	BL-5584
							185.85	185.85		
TITAN MACHINERY - VEND-9266										
	5/4/2021	Tool bit conical	Open Terms	293.45	0.00	0.00	293.45	293.45	15511175 GP	BL-5548
							293.45	293.45		
TrueNorth Companies LC - VEND-1100										
	5/29/2021	April safety meeting	Net 30	150.00	0.00	15.00	150.00	150.00	116551	BL-5549
							150.00	150.00		
UMB BANK N.A. - VEND-103242										
	5/1/2021	2017C Paying agent fees	Open Terms	250.00	0.00	0.00	250.00	250.00	848921	BL-5568
							250.00	250.00		
UPHDM Occupational Medicine - VEND-1101										
	6/11/2021	Employee testing	Net 30	296.00	0.00	15.00	296.00	296.00	71072	BL-5550
							296.00	296.00		
Vanderpool Plumbing & Heating - VEND-1066										
	6/4/2021	Work on air conditioning unit	Net 30	139.64	0.00	15.00	139.64	139.64	4745	BL-5628
							139.64	139.64		

VERIZON WIRELESS - VEND-3535

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	5/1/2021	0421 Hot spots	Open Terms	359.91	0.00	0.00	359.91	359.91	9878743092	BL-5551
							359.91	359.91		
Warren County Engineer - VEND-1102										
	6/3/2021	0421 Fuel Distribution	Net 30	2,860.16	0.00	15.00	2,860.16	2,860.16	0421 Fuel Distribution	BL-5553
							2,860.16	2,860.16		
WESCO - VEND-60220										
	5/5/2021	Copper Wire - Eyenuts - Connectors	Open Terms	373.08	0.00	0.00	373.08	373.08	708873	BL-5594
	5/12/2021	5/8" X 20" Machine Bolts	Open Terms	108.18	0.00	0.00	108.18	108.18	716974	BL-5595
	5/12/2021	Cable Prep Kits	Open Terms	422.12	0.00	0.00	422.12	422.12	716973	BL-5596
	5/12/2021	Clean-up Kits	Open Terms	168.85	0.00	0.00	168.85	168.85	716972	BL-5597
	5/8/2021	Ground Rod Clamps	Open Terms	76.51	0.00	0.00	76.51	76.51	714121	BL-5598
	5/8/2021	Splices	Open Terms	87.21	0.00	0.00	87.21	87.21	714120	BL-5599
	5/11/2021	FR Hooded sweatshirt	Open Terms	139.64	0.00	0.00	139.64	139.64	715001	BL-5601
	5/15/2021	Splices	Open Terms	331.06	0.00	0.00	331.06	331.06	721941	BL-5602
	5/18/2021	Safety Vests	Open Terms	190.46	0.00	0.00	190.46	190.46	723695	BL-5603
							1,897.11	1,897.11		
Wiegert Disposal Inc - VEND-1081										
	6/2/2021	0521 Dumpster Service	Net 30	317.00	0.00	15.00	317.00	317.00	0521 Dumpster Service	BL-5610
							317.00	317.00		
YMCA Of Greater Des Moines - VEND-1169										
	5/31/2021	0521 Employee Wellness	Net 30	25.00	0.00	15.00	25.00	25.00	CPD012699	BL-5554
							25.00	25.00		
			Check Count: 59			Totals:	\$1,190,812.52	\$1,190,812.52		

IMU Regular Downstairs

4. B.

Meeting Date: 05/24/2021

Information

Subject

Approval of May 10 and 12, 2021 meeting minutes.

Information

Attachments

May 10, 2021 Minutes

May 12, 2021 minutes

BOARD OF TRUSTEE MINUTES – REGULAR SESSION – May 10, 2021

The Board of Trustees met in regular session at 5:30 p.m. on May 10, 2021, in the City Hall Council Chambers. Chairperson Adam Voigts called the meeting to order and on roll call the following members were present: Lesley Forbush (via Zoom), Deb Richardson, Adam Voigts, Mike Rozga, and Lori Smith. Absent: None.

Mayor Pepper issued the Oath of Office to Board Member Smith.

Board Member Smith requested quarterly updates on the goals the Board has set for the General Manager. It was agreed that the General Manager would provide updates as an agenda item on a quarterly basis.

The consent agenda consisting of the following was approved on a motion by Richardson and seconded by Rozga. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

- Claims list for April 29 and May 10, 2021.
- Minutes from April 26, 2021.

Electric Superintendent Mike Metcalf reported the Electric Department handled a power outage due to a fallen tree; and the bid opening for the downtown underground conversion project is May 13.

It was moved by Rozga and seconded by Smith to authorize Warren Water to serve an IMU customer at 12696 150th Avenue. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

Water Superintendent Lou Elbert reported to the Board that tests have been completed on the East Iowa Avenue paving project; the North 8th Street project is set to begin in June; and he will attend a pre-construction meeting for the downtown reconstruction project on May 11.

Kurt Ripperger, Telecommunications Superintendent, stated crews are continuing installations for new customers.

Richardson introduced Resolution 2021-017 setting a Public Hearing to consider the approval and authorization of the sale of real property from Indianola Municipal Utilities to Kevin D. Halterman and moved for its adoption. Rozga seconded the motion. In discussion, General Manager Chris Des Planques stated this resolution sets a public hearing for anyone to come give comments on this matter before the Board considers approving the sale. Board Member Smith asked if the City has been asked if they want this parcel. General Manager Des Planques stated he would email the City. On roll call, the vote was AYES: Forbush, Richardson, Voigts, Rozga and Smith. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Alesha Wilhite, Holmes Murphy, reviewed options and provided explanation regarding insurance renewals. After Board discussion, it was decided to proceed with the recommendations from Holmes Murphy and to have staff work with City staff on the reserve levels.

Resolution 2021-018 approving insurance benefits for the employees of the Indianola Municipal Utilities was introduced by Smith and seconded by Rozga. On roll call, the vote was AYES: Forbush,

Richardson, Voigts, Rozga and Smith. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

In combined informational items, Des Planques stated he will receive detailed information on MEAN's year-end financials soon; he will attend the downtown reconstruction meeting with other superintendents and the bid opening for the electric conversion project.

Richardson moved at 6:59 pm to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Rozga seconded the motion. On roll call, the vote was AYES: Forbush, Richardson, Voigts, Rozga and Smith. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

It was moved by Rozga and seconded by Smith at 7:23 pm to exit closed session. On roll call, the vote was AYES: Forbush, Richardson, Voigts, Rozga and Smith. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Rozga moved at 7:23 pm to enter into closed session in accordance with Iowa Code Section 388.9(1) to discuss marketing and pricing strategies and proprietary information of the telecommunications division whose competitive position will be harmed by public disclosure that is not required of potential or actual competitors and no public purpose is served by such disclosure. Smith seconded the motion. On roll call, the vote was AYES: Forbush, Richardson, Voigts, Rozga and Smith. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

It was moved by Smith and seconded by Richardson at 7:51 pm to exit closed session. On roll call, the vote was AYES: Forbush, Richardson, Voigts, Rozga and Smith. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.
No action was taken on items discussed in closed session.

Meeting adjourned at 7:51 pm on a motion by Rozga and seconded by Smith.

Adam Voigts, Chairperson

ATTEST:

Jackie Raffety, Deputy Clerk

Special Meeting –IMU Board of Trustees – May 12, 2021

The Indianola Municipal Utilities Board of Trustees met in special session at 3:00 p.m. on May 12, 2021, in the City Hall Council Chambers. Chairperson Voigts called the meeting to order and on roll call the following members were present via Zoom: Adam Voigts, Mike Rozga and Lori Smith. ABSENT: Lesley Forbush and Deb Richardson.

The consent agenda consisting of the following was approved on a motion by Smith and seconded by Rozga. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

- Claims list for May 12, 2021.

Meeting adjourned at 3:02 pm on a motion by Rozga and seconded by Smith.

Adam Voigts, Chairperson

ATTEST:

Jackie Raffety, Deputy City Clerk

IMU Regular Downstairs
Meeting Date: 05/24/2021

4. C.

Information

Subject

Approval of April financial report.

Information

Attachments

Financial Report

INDIANOLA MUNICIPAL UTILITIES
REVENUES/EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2021

WATER OPERATING FUND

83.33%

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
WATER REVENUE						
8100-43000-600	Interest	519.41	4,244.10	4,500.00	255.90	94.31%
8100-43100-600	Rent--Land & Facilities	0.00	0.00	3,100.00	3,100.00	0.00%
8100-43400-600	Lease--Utility	4,959.45	50,513.65	60,000.00	9,486.35	84.19%
8100-45001-600	Administrative Fee--Water	550.02	3,348.03	7,000.00	3,651.97	47.83%
8100-45150-600	Fire Service Fees	8,397.50	17,875.00	9,400.00	(8,475.00)	190.16% FY20 fees collected in FY21
8100-45400-600	Connection Fee	600.00	9,630.00	15,000.00	5,370.00	64.20%
8100-45600-600	Water Sales	159,262.85	2,030,566.68	2,472,200.00	441,633.32	82.14%
8100-45601-600	Construction Water	0.00	1,540.00	1,500.00	(40.00)	102.67%
8100-45602-600	Water Meter Fees	0.00	19,610.00	25,000.00	5,390.00	78.44%
8100-45603-600	Other Water Fees	0.00	108.23	5,000.00	4,891.77	2.16% Sewer Reduction Meter Fees
8100-47100-600	Refunds/Reimbursements	0.00	3,100.00	100.00	(3,000.00)	3100.00% Frozen Meter Fees
8100-47400-600	Misc Sales	0.00	4,549.02	0.00	(4,549.02)	#DIV/0! Sales Holding/Payment Plans
8100-48900-600	Sales Tax	0.00	0.00	1,000.00	1,000.00	0.00%
8100-48901-600	Excise Tax	8,127.52	107,620.67	149,200.00	41,579.33	72.13%
Total WATER REVENUE		182,416.75	2,252,705.38	2,753,000.00	500,294.62	81.83%
TOTAL WATER FUND REVENUE		182,416.75	2,252,705.38	2,753,000.00	500,294.62	81.83%

WATER - PLANT OPERATIONS

8110-60170-600	Salary/Wages--Operational	10,628.95	141,039.01	171,300.00	30,260.99	82.33%
8110-60180-600	Salary/Wages--Superintendent	9,294.60	89,047.00	109,500.00	20,453.00	81.32%
8110-61100-600	FICA	1,875.36	23,575.78	21,500.00	(2,075.78)	109.65%
8110-61300-600	IPERS	2,341.04	29,993.56	26,500.00	(3,493.56)	113.18%
8110-61420-600	Deferred Comp--457	184.36	5,956.91	8,000.00	2,043.09	74.46%
8110-61810-600	Uniforms/Clothing Allowance	52.48	1,740.78	1,500.00	(240.78)	116.05%

8110-62100-600	Membership Dues/Subscriptio	375.00	1,797.00	3,000.00	1,203.00	59.90%
8110-62300-600	Education/Training	0.00	175.00	4,000.00	3,825.00	4.38%
8110-63710-600	Utilities	13,138.77	142,304.37	180,000.00	37,695.63	79.06%
8110-63730-600	Telephone	238.86	2,355.06	3,400.00	1,044.94	69.27%
8110-64200-600	Inspections/Testing	0.00	0.00	1,000.00	1,000.00	0.00%
8110-64990-600	Misc Contractual	688.10	7,188.50	11,000.00	3,811.50	65.35%
8110-65010-600	Chemicals	7,425.17	62,405.00	73,000.00	10,595.00	85.49%
8110-65012-600	Lab Supplies/Reagents	754.14	3,634.28	4,500.00	865.72	80.76%
8110-65070-600	Materials/Supplies	0.00	125.00	1,000.00	875.00	12.50%
8110-65500-600	Personal Protective Equipmen	17.70	491.77	600.00	108.23	81.96%
Total WATER - PLANT OPERATIONS		47,014.53	511,829.02	619,800.00	107,970.98	82.58%

WATER - PLANT MAINTENANCE

8120-63100-600	Repair/Maint--Bldg/Grounds	0.00	8,902.29	5,000.00	(3,902.29)	178.05%	Doors Inc
8120-63410-600	Repair/Maint--Equipment	12,430.17	28,401.93	23,000.00	(5,401.93)	123.49%	Automatic Systems
8120-64090-600	Janitorial Services	252.29	2,859.01	3,700.00	840.99	77.27%	
8120-64872-600	Mowing	0.00	2,090.00	6,000.00	3,910.00	34.83%	
8120-65070-600	Materials/Supplies	67.02	6,499.43	8,000.00	1,500.57	81.24%	
Total WATER - PLANT MAINTENANCE		12,749.48	48,752.66	45,700.00	-3,052.66	106.68%	

WATER DISTRIBUTION

8150-60150-600	Salary/Wages--Maintenance	21,043.66	153,936.62	191,200.00	37,263.38	80.51%
8150-61100-600	FICA	1,481.63	4,277.32	14,500.00	10,222.68	29.50%
8150-61300-600	IPERS	1,986.52	5,783.47	18,100.00	12,316.53	31.95%
8150-63453-600	Repair/Maint--System	6,772.41	27,267.19	40,000.00	12,732.81	68.17%
8150-64900-600	Misc Consulting	0.00	2,550.00	3,000.00	450.00	85.00%
8150-65072-600	Materials/Supplies--Maintenai	7,042.56	48,919.91	40,000.00	(8,919.91)	122.30%
Total WATER DISTRIBUTION		38,326.78	242,734.51	306,800.00	64,065.49	79.12%

WATER - FLEET/VEHICLES

8160-63320-600	Repair/Maint--Vehicles	211.38	5,797.22	9,000.00	3,202.78	64.41%
8160-65050-600	Vehicle Operating Supplies	668.14	5,445.70	6,000.00	554.30	90.76%
8160-65072-600	Materials/Supplies--Maintenai	0.00	1,809.18	2,000.00	190.82	90.46%
Total WATER - FLEET/VEHICLES		879.52	13,052.10	17,000.00	3,947.90	76.78%

WATER - METER READING

8170-60165-600	Salary/Wages--Meter Read/Re	3,402.77	23,746.70	29,600.00	5,853.30	80.23%
8170-61100-600	FICA	255.51	1,547.66	1,700.00	152.34	91.04%
8170-61300-600	IPERS	245.50	1,816.12	2,100.00	283.88	86.48%
8170-64990-600	Misc Contractual (Itron)	0.00	2,313.59	5,500.00	3,186.41	42.07%
Total WATER - METER READING		3,903.78	29,424.07	38,900.00	9,475.93	75.64%

WATER - OVERHEAD

8180-61430-600	Employee Assistance Program	0.00	108.00	200.00	92.00	54.00%
8180-61440-600	Wellness Program	0.00	390.00	1,000.00	610.00	39.00%
8180-61500-600	Health Insurance	7,222.10	78,049.84	95,900.00	17,850.16	81.39%
8180-61501-600	Dental Insurance	279.77	3,334.01	4,000.00	665.99	83.35%
8180-61502-600	Vision Insurance	40.43	416.06	600.00	183.94	69.34%
8180-61503-600	HSA Expense	1,180.72	15,365.00	17,900.00	2,535.00	85.84%
8180-61550-600	Life Insurance/ADD/LTD/STD	229.21	1,974.88	2,800.00	825.12	70.53%
8180-61599-600	Workers' Comp Insurance	0.00	6,216.99	6,600.00	383.01	94.20%
8180-64081-600	Insurance--Auto	0.00	2,281.40	2,300.00	18.60	99.19%
8180-64082-600	Insurance--General Liability	0.00	4,509.51	4,600.00	90.49	98.03%
8180-64083-600	Insurance--Property	0.00	14,260.00	14,300.00	40.00	99.72%
8180-64084-600	Insurance--Boiler/Machinery	0.00	3,132.00	3,200.00	68.00	97.88%
8180-64121-600	Drug & Alcohol Testing	0.00	70.33	300.00	229.67	23.44%
8180-64180-600	Sales Tax	8,139.07	106,020.35	148,400.00	42,379.65	71.44%
Total WATER - OVERHEAD		17,091.30	236,128.37	302,100.00	65,971.63	78.16%

WATER - ADMIN/GENERAL

8190-64020-600	Advertising & Legal Notices	0.00	200.00	600.00	400.00	33.33%
8190-64110-600	Legal Service Fees	0.00	420.00	200.00	(220.00)	210.00%
8190-64130-600	Payment in Lieu of Tax	6,121.00	61,210.00	73,500.00	12,290.00	83.28%
8190-64190-600	Computer/Technology Service	0.00	1,812.87	0.00	(1,812.87)	#DIV/0!
8190-64902-600	Professional Services HR	489.91	4,899.10	5,900.00	1,000.90	83.04%
8190-64903-600	Professional Services IT	2,016.08	20,160.80	25,100.00	4,939.20	80.32%
8190-64904-600	Professional Services Clerk	1,705.00	16,733.89	20,500.00	3,766.11	81.63%
8190-64905-600	Professional Services US	14,800.09	107,616.82	137,217.00	29,600.18	78.43%

New Phone System

8190-64906-600	Professional Services IMU Adn	10,137.09	76,850.82	97,125.00	20,274.18	79.13%
8190-64990-600	Misc Contractual	1,455.39	16,693.58	20,700.00	4,006.42	80.65%
8190-65070-600	Materials/Supplies	0.00	0.00	500.00	500.00	0.00%
8190-66990-600	Refund/Reimbursement	0.00	0.00	500.00	500.00	0.00%
8190-68010-600	Series 2012B GO Debt	4,500.00	45,000.00	54,000.00	9,000.00	83.33%
Total WATER - ADMIN/GENERAL		41,224.56	351,597.88	435,842.00	84,244.12	80.67%

WATER - DEPARTMENT 8192

8192-64990-600	Misc Contractual	37.50	331.26	2,500.00	2,168.74	13.25%
Total WATER - DEPARTMENT 8192		37.50	331.26	2,500.00	2,168.74	13.25%

WATER - IMU TRANSFERS

8197-69900-600	Transfer Out--Water Improve	78,500.00	785,000.00	942,000.00	157,000.00	83.33%
Total WATER - IMU TRANSFERS		78,500.00	785,000.00	942,000.00	157,000.00	600.00%

TOTAL WATER FUND EXPENDITURES		239,727.45	2,218,849.87	2,710,642.00	491,792.13	81.86%
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TOTAL WATER FUND REVENUE OVER EXPENDITURE		-57,310.70	33,855.51	42,358.00	8,502.49	79.93%
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IMU ADMINISTRATION FUND

IMU ADMINISTRATION REVENUE

8000-45550-620	Returned Check Fee-IMU ADM	60.00	330.00	0.00	(330.00)	#DIV/0!
8000-47100-620	Refunds/Reimbursements	0.00	8,146.11	8,100.00	(46.11)	100.57%
8000-47820-620	IMU Shared Services - US	62,696.59	501,667.19	627,900.00	126,232.81	79.90%
Total IMU ADMINISTRATION REVENUE		62,756.59	510,143.30	636,000.00	125,856.70	80.21%

IMU ADMIN/GENERAL REVENUE

8090-47820-620	IMU Shared Services -IMU Adr	50,685.43	384,254.14	485,625.00	384,254.14	79.13%
Total IMU ADMIN/GENERAL REVENUE		50,685.43	384,254.14	485,625.00	101,370.86	79.13%

TOTAL IMU ADMINISTRATION FUND REVENUE		113,442.02	894,397.44	1,121,625.00	227,227.56	79.74%
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IMU - OVERHEAD

8080-61500-620	Health Insurance	1,148.21	31,040.10	44,800.00	13,759.90	69.29%
8080-61501-620	Dental Insurance	262.70	2,468.67	4,500.00	2,031.33	54.86%
8080-61502-620	Vision Insurance	37.54	330.68	600.00	269.32	55.11%
8080-61503-620	HSA Expense	1,257.68	7,907.56	8,300.00	392.44	95.27%
Total IMU - OVERHEAD		2,706.13	41,747.01	58,200.00	16,452.99	71.73%

IMU - ADMIN/GENERAL

8090-60110-620	Salary/Wages--Utility Services	6,886.84	49,525.51	68,000.00	18,474.49	72.83%
8090-60130-620	Salary/Wages--Utility Services	18,921.58	140,674.57	166,900.00	26,225.43	84.29%
8090-61100-620	FICA	1,949.43	13,937.24	17,000.00	3,062.76	81.98%
8090-61300-620	IPERS	2,225.75	17,305.07	20,900.00	3,594.93	82.80%
8090-61420-620	Deferred Comp--457	262.50	5,087.50	4,500.00	(587.50)	113.06%
8090-61430-620	Employee Assistance Program	0.00	90.00	200.00	110.00	45.00%
8090-61440-620	Wellness Program	0.00	335.00	600.00	265.00	55.83%
8090-61550-620	Life Insurance/ADD/LTD/STD	188.01	1,617.90	2,400.00	782.10	67.41%
8090-61599-620	Workers' Comp Insurance	0.00	211.21	500.00	288.79	42.24%
8090-62100-620	Membership Dues/Subscriptio	50.00	50.00	300.00	250.00	16.67%
8090-62300-620	Education/Training	0.00	0.00	500.00	500.00	0.00%
8090-62700-620	Mileage	0.00	0.00	100.00	100.00	0.00%
8090-63100-620	Repair/Maint--Bldg/Grounds	406.88	3,176.94	5,000.00	1,823.06	63.54%
8090-63400-620	Repair/Maint--Office Equip	350.24	3,342.52	6,000.00	2,657.48	55.71%
8090-63710-620	Utilities	213.05	3,573.84	6,000.00	2,426.16	59.56%
8090-63730-620	Telephone	64.99	928.95	1,500.00	571.05	61.93%
8090-64020-620	Advertising & Legal Notices	0.00	0.00	500.00	500.00	0.00%
8090-64040-620	Cash Shortage/Overage-IMU A	0.00	33.69	0.00	(33.69)	#DIV/0!
8090-64083-620	Insurance--Property	0.00	1,166.00	1,300.00	134.00	89.69%
8090-64090-620	Janitorial Services	965.43	10,500.36	15,800.00	5,299.64	66.46%
8090-64140-620	Printing	2,375.70	27,739.69	18,200.00	(9,539.69)	152.42%
8090-64190-620	Computer/Technology Service	8,665.00	89,188.01	104,000.00	14,811.99	85.76%
8090-64872-620	Mowing	0.00	784.70	1,500.00	715.30	52.31%
8090-64990-620	Misc Contractual	-1,714.65	1,789.00	0.00	(1,789.00)	#DIV/0!
8090-65070-620	Materials/Supplies	86.21	7,728.03	5,000.00	(2,728.03)	154.56%

City Portion of On Line Payment Fees - Reimbursed

8090-65080-620	Postage	2,787.76	29,832.39	52,000.00	22,167.61	57.37%
8090-65081-620	E Bill Credit-IMU ADMINISTRATION	233.00	1,664.40	2,000.00	335.60	83.22%
8090-65990-620	Miscellaneous	335.83	738.21	1,000.00	261.79	73.82%
8090-67210-620	Furniture/Fixtures	0.00	0.00	1,000.00	1,000.00	0.00%
8090-67240-620	Computer Hardware/Software	6,168.57	61,950.55	74,100.00	12,149.45	83.60%
8090-67250-620	Office Equipment	0.00	209.93	1,000.00	790.07	20.99%
Total IMU - ADMIN/GENERAL		51,422.12	473,181.21	577,800.00	104,618.79	81.89%

IMU - ADMIN-GM

8091-60110-620	Salary/Wages--Administration	23,854.40	213,299.05	245,925.00	32,625.95	86.73%
8091-61100-620	FICA	2,093.67	15,696.09	18,800.00	3,103.91	83.49%
8091-61300-620	IPERS	2,612.92	19,354.76	23,200.00	3,845.24	83.43%
8091-61420-620	Deferred Comp--457	193.76	1,935.28	9,100.00	7,164.72	21.27%
8091-61430-620	Employee Assistance Program	0.00	54.00	100.00	46.00	54.00%
8091-61440-620	Wellness Program	0.00	400.00	500.00	100.00	80.00%
8091-61500-620	Health Insurance	5,048.07	50,480.70	60,600.00	10,119.30	83.30%
8091-61501-620	Dental Insurance	259.26	2,765.44	3,200.00	434.56	86.42%
8091-61502-620	Vision Insurance	29.94	289.42	500.00	210.58	57.88%
8091-61503-620	HSA Expense	692.28	8,445.96	9,600.00	1,154.04	87.98%
8091-61550-620	Life Insurance/ADD/LTD	131.68	1,186.37	1,700.00	513.63	69.79%
8091-61599-620	Workers' Comp Insurance	0.00	157.28	2,100.00	1,942.72	7.49%
8091-62100-620	Membership Dues/Subscriptions	0.00	644.00	1,000.00	356.00	64.40%
8091-62300-620	Education/Training	0.00	0.00	500.00	500.00	0.00%
8091-62700-620	Mileage	0.00	0.00	300.00	300.00	0.00%
8091-63730-620	Telephone	150.00	1,500.00	1,800.00	300.00	83.33%
8091-64010-620	Audits-IMU ADMINISTRATION	0.00	10,000.00	14,900.00	4,900.00	67.11%
8091-64020-620	Advertising & Legal Notices	627.27	3,724.02	4,000.00	275.98	93.10%
8091-64082-620	Insurance--General Liability	0.00	3,997.34	4,000.00	2.66	99.93%
8091-64084-620	Insurance--Boiler/Machinery	0.00	992.00	1,000.00	8.00	99.20%
8091-64110-620	Legal Service Fees	0.00	6,615.00	10,000.00	3,385.00	66.15%
8091-64120-620	Medical/Physicals/Immunizations	0.00	0.00	100.00	100.00	0.00%
8091-64140-620	Printing	0.00	0.00	500.00	500.00	0.00%
8091-64190-620	Technology Services-IMU ADMINISTRATION	840.00	9,850.29	10,100.00	249.71	97.53%
8091-64910-620	Professional Services - Other-IMU	0.00	23,000.00	23,000.00	-	100.00%

8091-64990-620	Misc Contractual	2,683.00	14,199.52	3,000.00	(11,199.52)	473.32%	Web Site Enhancements, IMU Flyer
8091-65070-620	Materials/Supplies	0.00	1,457.25	1,500.00	42.75	97.15%	
8091-65990-620	Miscellaneous	0.00	16,406.71	2,000.00	(14,406.71)	820.34%	Difference in Funds Held by City @ 6-30-20
8091-67240-620	Computer Hardware/Software	2,712.83	27,536.76	32,600.00	5,063.24	84.47%	
Total IMU - ADMIN-GM		41,929.08	433,987.24	485,625.00	51,637.76	89.37%	
TOTAL IMU ADMINISTRATION FUND EXPENDITURE		96,057.33	948,915.46	1,121,625.00	172,709.54	84.60%	
IMU ADMINISTRATION FUND NET REVENUE OVER EXPENDITURE		17,384.69	-54,518.02	0.00	54,518.02	#DIV/0!	

ELCTRIC OPERATING FUND

ELECTRIC REVENUE

8200-40650-630	Pole Franchise Fees	0.00	58,455.00	38,600.00	(19,855.00)	151.44%	
8200-43000-630	Interest	1,882.18	16,235.33	12,000.00	(4,235.33)	135.29%	
8200-43001-630	Outside Plant Lease - Fiber	25,000.00	250,000.00	300,000.00	50,000.00	83.33%	
8200-45001-630	Administrative Fee--Electric	3,670.69	23,579.33	13,200.00	(10,379.33)	178.63%	
8200-45400-630	Connection Fee	870.00	3,165.00	3,000.00	(165.00)	105.50%	
8200-45405-630	Disconnect Fee	2,070.00	20,164.91	5,400.00	(14,764.91)	373.42%	
8200-45629-630	MISO Transmission Revenue	7,508.87	87,477.00	105,200.00	17,723.00	83.15%	
8200-45630-630	Electric Service Fees	939,931.71	13,031,827.49	14,828,900.00	1,797,072.51	87.88%	
8200-45631-630	Peaking Power & Energy	6,598.79	117,026.13	50,000.00	(67,026.13)	234.05%	Fuel Reimbursement for Generation - March Extreme Cold
8200-45632-630	Peak Capacity Contract	9,887.00	98,870.00	118,000.00	19,130.00	83.79%	
8200-45633-630	Substation Capacity	1,482.00	16,302.00	17,800.00	1,498.00	91.58%	
8200-45634-630	Electric Service--Construction	0.00	4,400.00	4,600.00	200.00	95.65%	
8200-45636-630	Electric Meter Fees	0.00	12,478.00	4,600.00	(7,878.00)	271.26%	
8200-45639-630	Renewable Energy Contributions	1,024.00	11,905.19	15,000.00	3,094.81	79.37%	
8200-47100-630	Refunds/Reimbursements	500.00	24,751.97	16,600.00	(8,151.97)	149.11%	
8200-47400-630	Misc Sales (Copies/Scrap/etc)	0.00	64,306.41	1,400.00	(62,906.41)	4593.32%	Sales Holding/Payment Plans
8200-47820-630	Internal Service Charges-Fiber	4,000.00	40,000.00	48,000.00	8,000.00	83.33%	
8200-48900-630	Sales Tax	20,530.59	281,775.15	329,200.00	47,424.85	85.59%	
Total ELECTRIC REVENUE		1,024,955.83	14,162,718.91	15,911,500.00	1,748,781.09	89.01%	

TOTAL ELECTRIC OPERATING FUND REVENUES	1,024,955.83	14,162,718.91	15,911,500.00	1,748,781.09	89.01%
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ELECTRIC - PLANT OPERATIONS

8210-60170-630	Salary/Wages--Operational	955.33	28,306.39	35,900.00	7,593.61	78.85%
8210-61100-630	FICA	215.18	14,763.67	2,800.00	(11,963.67)	527.27%
8210-61300-630	IPERS	662.01	9,120.89	3,400.00	(5,720.89)	268.26%
8210-61420-630	Deferred Comp--457	242.78	1,105.90	4,500.00	3,394.10	24.58%
8210-61810-630	Uniforms/Clothing Allowance	0.00	1,500.00	1,500.00	-	100.00%
8210-62300-630	Education/Training	0.00	35.50	5,000.00	4,964.50	0.71%
8210-63710-630	Utilities	2,062.74	28,688.50	31,000.00	2,311.50	92.54%
8210-64070-630	Engineering	0.00	0.00	8,000.00	8,000.00	0.00%
8210-64190-630	Computer/Technical Services-I	0.00	4,696.69	10,000.00	5,303.31	46.97%
8210-64900-630	Misc Consulting	0.00	0.00	1,000.00	1,000.00	0.00%
8210-65500-630	Personal Protective Equipmen	194.15	989.45	2,500.00	1,510.55	39.58%
Total ELECTRIC - PLANT OPERATIONS		4,332.19	89,206.99	105,600.00	16,393.01	84.48%

ELECTRIC - PLANT MAINTENANCE

8220-60150-630	Salary/Wages--Maintenance	20,685.53	159,561.39	190,500.00	30,938.61	83.76%
8220-61100-630	FICA	1,625.59	5,942.59	14,600.00	8,657.41	40.70%
8220-61300-630	IPERS	1,804.62	9,342.80	18,000.00	8,657.20	51.90%
8220-63100-630	Repair/Maint--Bldg/Grounds	1,707.07	6,528.26	12,000.00	5,471.74	54.40%
8220-63410-630	Repair/Maint--Equipment	6.15	21,104.81	34,000.00	12,895.19	62.07%
8220-64090-630	Janitorial Services	1,156.67	12,284.52	15,400.00	3,115.48	79.77%
8220-64200-630	Inspections/Testing	0.00	36.38	100.00	63.62	36.38%
8220-65072-630	Materials/Supplies--Maintenai	635.20	4,440.45	10,000.00	5,559.55	44.40%
Total ELECTRIC - PLANT MAINTENANCE		27,620.83	219,241.20	294,600.00	75,358.80	74.42%

ELECTRIC - TURBINES

8225-63410-630	Repair/Maint--Equipment	582.15	20,043.34	25,000.00	4,956.66	80.17%
8225-64990-630	Misc Contractual	0.00	0.00	1,000.00	1,000.00	0.00%
8225-65049-630	Fuel	134,850.84	134,850.84	70,000.00	(64,850.84)	192.64% April Fuel Purchase
Total ELECTRIC - TURBINES		135,432.99	154,894.18	96,000.00	(58,894.18)	161.35%

ELECTRIC - PURCHASED ENERGY

8230-63990-630	Renewable Energy Purchased	28,705.50	262,983.66	296,000.00	33,016.34	88.85%
8230-63991-630	Electric Energy Purchased (Bul	633,597.96	7,112,079.71	8,914,858.00	1,802,778.29	79.78%
8230-63992-630	Transmission Fees	30,320.98	777,240.59	958,900.00	181,659.41	81.06%
Total ELECTRIC - PURCHASED ENERGY		692,624.44	8,152,303.96	10,169,758.00	2,017,454.04	80.16%

ELECTRIC - DISTRIBUTION OPERATIONS

8240-60180-630	Salary/Wages--Superintendent	10,419.60	87,410.41	105,100.00	17,689.59	83.17%
8240-61100-630	FICA	892.38	6,578.05	8,100.00	1,521.95	81.21%
8240-61300-630	IPERS	1,125.21	8,336.50	9,900.00	1,563.50	84.21%
8240-61420-630	Deferred Comp--457	219.20	2,196.45	2,800.00	603.55	78.44%
8240-61810-630	Uniforms/Clothing Allowance	162.04	2,862.04	3,100.00	237.96	92.32%
8240-62300-630	Education/Training	1,657.50	6,123.43	8,000.00	1,876.57	76.54%
8240-63710-630	Utilities	72.94	1,508.64	5,000.00	3,491.36	30.17%
8240-63730-630	Telephone	672.42	6,676.91	9,000.00	2,323.09	74.19%
8240-64900-630	Misc Consulting Services	0.00	0.00	7,000.00	7,000.00	0.00%
8240-65500-630	Personal Protective Equipmen	752.69	6,425.64	13,000.00	6,574.36	49.43%
8240-65990-630	Miscellaneous	466.20	4,701.60	6,500.00	1,798.40	72.33%
Total ELECTRIC - DISTRIBUTION OPERATIONS		16,440.18	132,819.67	177,500.00	44,680.33	74.83%

ELECTRIC - DISTRIBUTION MAINTENACE

8250-60150-630	Salary/Wages--Maintenance	77,158.12	608,664.94	725,000.00	116,335.06	83.95%
8250-61100-630	FICA	6,098.25	35,848.56	55,500.00	19,651.44	64.59%
8250-61300-630	IPERS	7,819.19	57,363.17	68,400.00	11,036.83	83.86%
8250-61420-630	Deferred Comp--457	663.68	5,860.37	10,800.00	4,939.63	54.26%
8250-63100-630	Repair/Maint--Bldg/Grounds	0.00	1,133.79	5,000.00	3,866.21	22.68%
8250-63410-630	Repair/Maint--Equipment	0.00	794.21	5,000.00	4,205.79	15.88%
8250-63423-630	Repair/Maint--Street Lights	659.77	19,394.30	30,000.00	10,605.70	64.65%
8250-63453-630	Repair/Maint--System	754.00	1,901.00	30,000.00	28,099.00	6.34%
8250-64200-630	Inspections/Testing	448.10	25,339.04	35,000.00	9,660.96	72.40%
8250-64750-630	Boring	0.00	1,760.00	20,000.00	18,240.00	8.80%
8250-64990-630	Misc Contractual	192.56	1,913.86	10,000.00	8,086.14	19.14%
8250-65072-630	Materials/Supplies--Maintenai	7,082.57	83,972.30	130,000.00	46,027.70	64.59%
Total ELECTRIC - DISTRIBUTION MAINTENACE		100,876.24	843,945.54	1,124,700.00	280,754.46	75.04%

ELECTRIC - TRANSMISSION

8255-60150-630	Salary/Wages--Maintenance	95.54	2,339.27	3,200.00	860.73	73.10%
8255-61100-630	FICA	21.54	97.76	200.00	102.24	48.88%
8255-61300-630	IPERS	66.18	454.80	300.00	(154.80)	151.60%
8255-62100-630	Membership Dues/Subscriptio	0.00	3,610.00	3,600.00	(10.00)	100.28%
8255-65990-630	Miscellaneous	0.00	927.00	1,900.00	973.00	48.79%
Total ELECTRIC - TRANSMISSION		183.26	7,428.83	9,200.00	1,771.17	80.75%

ELECTRIC - FLEET/VEHICLES

8260-63320-630	Repair/Maint--Vehicles	3,678.73	25,902.98	35,000.00	9,097.02	74.01%
8260-65050-630	Vehicle Operating Supplies	1,623.74	10,962.88	18,000.00	7,037.12	60.90%
8260-65072-630	Materials/Supplies--Maintenai	0.00	7,764.27	8,000.00	235.73	97.05%
Total ELECTRIC - FLEET/VEHICLES		5,302.47	44,630.13	61,000.00	16,369.87	73.16%

ELECTRIC - METER READING

8270-60165-630	Salary/Wages--Meter Read/Re	3,713.39	25,568.53	29,600.00	4,031.47	86.38%
8270-61100-630	FICA	277.85	1,627.94	2,300.00	672.06	70.78%
8270-61300-630	IPERS	263.96	1,877.60	2,800.00	922.40	67.06%
8270-64990-630	Misc Contractual	0.00	2,313.60	5,500.00	3,186.40	42.07%
Total ELECTRIC - METER READING		4,255.20	31,387.67	40,200.00	8,812.33	78.08%

ELECTRIC - OVERHEAD

8280-61430-630	Employee Assistance Program	0.00	270.00	400.00	130.00	67.50%
8280-61440-630	Wellness Program	0.00	1,042.00	1,500.00	458.00	69.47%
8280-61500-630	Health Insurance	15,684.47	156,844.70	188,300.00	31,455.30	83.30%
8280-61501-630	Dental Insurance	677.67	7,460.87	9,500.00	2,039.13	78.54%
8280-61502-630	Vision Insurance	97.57	972.91	1,200.00	227.09	81.08%
8280-61503-630	HSA Expense	2,238.36	30,789.68	34,500.00	3,710.32	89.25%
8280-61550-630	Life Insurance/ADD/LTD/STD	566.70	5,096.32	7,300.00	2,203.68	69.81%
8280-61599-630	Workers' Comp Insurance	0.00	9,559.97	7,200.00	(2,359.97)	132.78%
8280-64081-630	Insurance--Auto	0.00	7,430.33	7,500.00	69.67	99.07%
8280-64082-630	Insurance--General Liability	0.00	8,378.64	8,400.00	21.36	99.75%
8280-64083-630	Insurance--Property	0.00	49,226.00	49,300.00	74.00	99.85%

8280-64084-630	Insurance--Boiler/Machinery	0.00	33,517.00	33,600.00	83.00	99.75%
8280-64121-630	Drug & Alcohol Testing	247.00	476.34	1,000.00	523.66	47.63%
8280-64180-630	Sales Tax	20,688.74	270,336.61	329,200.00	58,863.39	82.12%
8280-64181-630	Use Tax	0.00	1,035.92	2,000.00	964.08	51.80%
Total ELECTRIC - OVERHEAD		40,200.51	582,437.29	680,900.00	98,462.71	85.54%

ELECTRIC - ADMIN/GENERAL

8290-62100-630	Membership Dues/Subscriptio	14,826.00	40,333.64	45,000.00	4,666.36	89.63%
8290-62300-630	Education/Training	0.00	0.00	500.00	500.00	0.00%
8290-62700-630	Mileage	0.00	0.00	1,000.00	1,000.00	0.00%
8290-64020-630	Advertising & Legal Notices	150.87	150.87	400.00	249.13	37.72%
8290-64110-630	Legal Service Fees	1,386.25	1,920.95	6,000.00	4,079.05	32.02%
8290-64120-630	Medical/Physicals/Immunizati	0.00	0.00	500.00	500.00	0.00%
8290-64130-630	Payment in Lieu of Tax	64,861.25	648,612.50	741,500.00	92,887.50	87.47%
8290-64500-630	Financial Management Service	250.00	6,193.65	5,000.00	(1,193.65)	123.87%
8290-64900-630	Misc Consulting Services	0.00	0.00	2,600.00	2,600.00	0.00%
8290-64902-630	Professional Services HR	1,224.78	12,247.80	14,700.00	2,452.20	83.32%
8290-64903-630	Professional Services IT	5,040.25	50,402.50	62,625.00	12,222.50	80.48%
8290-64904-630	Professional Services Clerk	1,705.00	16,733.89	20,460.00	3,726.11	81.79%
8290-64905-630	Professional Services US	32,163.91	232,061.18	296,389.00	64,327.82	78.30%
8290-64906-630	Professional Services IMU Adn	30,411.25	230,552.50	291,375.00	60,822.50	79.13%
8290-64990-630	Misc Contractual	4,029.43	53,940.50	70,000.00	16,059.50	77.06%
8290-65070-630	Materials/Supplies	0.00	242.41	500.00	257.59	48.48%
8290-66990-630	Refund/Reimbursement	0.00	273,412.30	275,500.00	2,087.70	99.24%
8290-67306-630	Energy Efficiency Program	1,011.00	12,470.40	25,000.00	12,529.60	49.88%
Total ELECTRIC - ADMIN/GENERAL		157,059.99	1,579,275.09	1,859,049.00	279,773.91	84.95%

ELECTRIC - IMU TRANSFER

8297-69713-630	Transfer Out--Electric Revenue	94,470.83	944,708.30	1,133,650.00	188,941.70	83.33%
Total ELECTRIC - IMU TRANSFER		94,470.83	944,708.30	1,133,650.00	188,941.70	83.33%

TOTAL ELECTRIC FUND EXPENDITURES	1,278,799.13	12,782,278.85	15,752,157.00	2,969,878.15	81.15%
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TOTAL ELECTRIC FUND NET REVENUE OVER EXPEI	-253,843.30	1,380,440.06	159,343.00	-1,221,097.06	866.33%
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FIBER COMMUNICATIONS FUND

FIBER/COMMUNICATIONS - REVENUE

8550-40650-640	Communications Franchise Fee	4,235.35	41,762.11	50,000.00	8,237.89	83.52%	
8550-43000-640	Interest	594.14	4,318.83	3,000.00	(1,318.83)	143.96%	
8550-43100-640	Rent-Facilities	0.00	550.00	500.00	(50.00)	110.00%	
8550-43200-640	28-E Agreement Revenue-Fiber	0.00	56,499.44	56,500.00	0.56	100.00%	
8550-43400-640	Lease--Utility	4,225.66	46,076.65	53,900.00	7,823.35	85.49%	
8550-45001-640	Admin Fee-Telecom-Fiber/Communications	916.16	4,577.38	3,250.00	(1,327.38)	140.84%	
8550-45405-640	Telecom Restore Fee-Fiber/Communications	385.00	16,169.58	23,500.00	7,330.42	68.81%	
8550-45850-640	Internet Service Fees-Fiber/Communications	186,780.39	1,653,042.27	2,040,000.00	386,957.73	81.03%	
8550-45853-640	Sales Holding-Fiber/Communications	4,999.63	21,472.64	0.00	(21,472.64)	#DIV/0!	Sales Holding/Payment Plans - Pre Accrual Contracts
8550-45870-640	Video Service Fees-Fiber/Communications	84,707.54	833,005.64	1,000,000.00	166,994.36	83.30%	
8550-45880-640	Telephone Service Fees-Fiber/Communications	19,860.65	200,976.02	245,000.00	44,023.98	82.03%	
8550-47100-640	Refunds/Reimbursements	0.00	39.04	0.00	(39.04)	#DIV/0!	
8550-47400-640	Miscellaneous Sales	-114.00	44,560.19	1,000.00	(43,560.19)	4456.02%	Sales Holding/Payment Plans
8550-47475-640	Sales-Advertising-Fiber/Communications	823.48	95,640.98	99,000.00	3,359.02	96.61%	
8550-48900-640	Sales Tax-Fiber/Communications	8,073.61	91,901.62	90,000.00	(1,901.62)	102.11%	
Total FIBER/COMMUNICATIONS - REVENUE		315,487.61	3,110,592.39	3,665,650.00	555,057.61	84.86%	

FIBER/COMMUNICATIONS - EXPENDITURES

8550-60150-640	Salary/Wages--Maintenance	44,052.95	333,177.78	401,800.00	68,622.22	82.92%	
8550-60170-640	Salary/Wages	9,923.69	82,023.65	99,500.00	17,476.35	82.44%	
8550-61100-640	FICA	4,253.68	30,608.85	39,100.00	8,491.15	78.28%	
8550-61300-640	IPERS	5,448.27	38,408.56	47,400.00	8,991.44	81.03%	
8550-61420-640	Deferred Comp--457	646.73	7,845.38	11,300.00	3,454.62	69.43%	
8550-61810-640	Uniforms/Clothing Allowance	0.00	1,413.58	2,000.00	586.42	70.68%	
8550-62100-640	Membership Dues/Subscriptions	0.00	3,408.00	700.00	(2,708.00)	486.86%	IAMU Broadband Dues
8550-62300-640	Education/Training	27.18	27.18	7,500.00	7,472.82	0.36%	
8550-63100-640	Repair/Maint Building & Grounds	0.00	3,076.75	10,000.00	6,923.25	30.77%	
8550-63410-640	Repair/Maint--Equipment	0.00	3,926.62	5,000.00	1,073.38	78.53%	

8550-63464-640	Repair/Maint--Fiber	0.00	938.12	7,500.00	6,561.88	12.51%
8550-63465-640	Repair/Maint TV System-Fiber,	9,365.67	109,360.04	115,000.00	5,639.96	95.10%
8550-63710-640	Utilities	2,085.00	17,841.21	23,000.00	5,158.79	77.57%
8550-63730-640	Telephone	398.49	3,932.63	5,000.00	1,067.37	78.65%
8550-63731-640	Wholesale Internet-Fiber/Com	6,300.00	62,396.48	80,000.00	17,603.52	78.00%
8550-63732-640	IPTV Services-Fiber/Communica	109,984.57	620,146.06	700,000.00	79,853.94	88.59%
8550-63733-640	Telephone Wholesale-Fiber/Cc	7,084.37	69,955.03	80,000.00	10,044.97	87.44%
8550-63734-640	Transport Charges-Fiber/Comr	14,070.05	94,288.20	108,000.00	13,711.80	87.30%
8550-64070-640	Engineering	0.00	23,496.00	65,000.00	41,504.00	36.15%
8550-64090-640	Janitorial Services	924.48	9,082.31	14,000.00	4,917.69	64.87%
8550-64110-640	Legal Service Fees	0.00	383.44	2,500.00	2,116.56	15.34%
8550-64140-640	Printing	167.10	1,663.22	2,500.00	836.78	66.53%
8550-64150-640	Expenses-Leases	25,000.00	250,000.00	300,000.00	50,000.00	83.33%
8550-64190-640	Computer/Technology Service	9,750.07	87,266.12	84,200.00	(3,066.12)	103.64%
8550-64900-640	Misc Consulting	450.00	29,010.90	45,000.00	15,989.10	64.47%
8550-64990-640	Misc Contractual	2,440.11	45,719.71	45,000.00	(719.71)	101.60%
8550-65070-640	Materials/Supplies	195.44	922.52	1,200.00	277.48	76.88%
8550-65072-640	Materials/Supplies-Maintenan	894.01	5,537.15	8,000.00	2,462.85	69.21%
8550-65080-640	Postage	0.00	7.30	100.00	92.70	7.30%
8550-65990-640	Miscellaneous	4,000.00	47,561.06	51,500.00	3,938.94	92.35%
8550-67240-640	Computer Hardware/Software	2,479.13	28,718.00	39,400.00	10,682.00	72.89%
8550-68011-640	Series 2017A Principal-Fiber/C	0.00	0.00	140,000.00	140,000.00	0.00% Due in June
8550-68012-640	Series 2017B Principal-Fiber/C	0.00	0.00	75,000.00	75,000.00	0.00% Due in June
8550-68511-640	Series 2017A Interest-Fiber/Cc	0.00	124,328.89	250,000.00	125,671.11	49.73%
8550-68512-640	Series 2017B Interest-Fiber/Cc	0.00	74,375.00	150,000.00	75,625.00	49.58%
8560-63320-640	Repair/Maint Vehicles-Fiber/C	248.80	1,511.99	7,500.00	5,988.01	20.16%
8560-65050-640	Vehicle Operating Supplies-Fib	284.42	2,186.46	3,500.00	1,313.54	62.47%
8560-65070-640	Vehicle Materials/Supplies-Fib	0.00	0.00	2,500.00	2,500.00	0.00%
8580-64081-640	Insurance-Auto-Fiber/Communi	0.00	1,193.40	1,200.00	6.60	99.45%
8580-64082-640	Insurance-Generl Liability-Fibe	0.00	1,607.26	1,600.00	(7.26)	100.45%
8580-64083-640	Insurance-Property-Fiber/Com	0.00	3,164.00	3,200.00	36.00	98.88%
8580-64084-640	Boiler & Machinery Insurance-	0.00	913.00	1,000.00	87.00	91.30%
8580-64121-640	Drug & Alcohol Testing-Fiber/(0.00	154.33	600.00	445.67	25.72%
8597-69900-640	Transfer Out - Capital Projects	56,000.00	560,000.00	672,900.00	112,900.00	83.22%

Total FIBER COMMUNICATIONS - DEPT 8550	316,474.21	2,781,576.18	3,710,200.00	928,623.82	74.97%
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FIBER COMMUNICATIONS - DEPT 8590

8590-61430-640	Employee Assistance Program	0.00	126.00	300.00	174.00	42.00%
8590-61440-640	Wellness Program	50.00	725.00	500.00	(225.00)	145.00%
8590-61500-640	Health Insurance	8,458.10	86,710.38	104,900.00	18,189.62	82.66%
8590-61501-640	Dental Insurance	435.54	4,946.71	6,200.00	1,253.29	79.79%
8590-61502-640	Vision Insurance	56.03	547.75	800.00	252.25	68.47%
8590-61503-640	HSA Expense	1,294.56	18,526.67	19,800.00	1,273.33	93.57%
8590-61550-640	Life Insurance/ADD/LTD	278.59	2,474.58	3,500.00	1,025.42	70.70%
8590-61599-640	Workers' Comp Insurance	0.00	6,833.50	5,200.00	(1,633.50)	131.41%
8590-64020-640	Advertising & Legal Notices	0.00	286.25	1,200.00	913.75	23.85%
8590-64021-640	Sales/Commissions/Marketing	1,967.98	12,099.85	50,000.00	37,900.15	24.20%
8590-64120-640	Medical/Physicals/Immunizati	0.00	0.00	500.00	500.00	0.00%
8590-64180-640	Sales Tax	7,422.55	80,082.19	90,000.00	9,917.81	88.98%
8590-64181-640	Telecom Franchise Fees-Fiber/	0.00	47,970.51	50,000.00	2,029.49	95.94%
8590-64182-640	911 Fees-Fiber/Communicatio	0.00	7,906.83	8,000.00	93.17	98.84%
8590-64500-640	Financial Management Service	0.00	2,894.54	4,000.00	1,105.46	72.36%
8590-64902-640	Professional Services HR-Fiber,	571.56	5,715.60	6,875.00	1,159.40	83.14%
8590-64903-640	Professional Services IT-Fiber/	250.00	2,500.00	3,000.00	500.00	83.33%
8590-64904-640	Professional Services Clerk/AP	1,705.00	16,733.89	20,500.00	3,766.11	81.63%
8590-64905-640	Professional Ervices Utility Ser	9,311.34	96,639.32	115,262.00	18,622.68	83.84%
8590-64906-640	Professional Services IMU Adn	10,137.09	76,850.82	97,125.00	20,274.18	79.13%
Total FIBER COMMUNICATIONS - DEPT 8590		41,938.34	470,570.39	587,662.00	117,091.61	80.08%

TOTAL FIBER COMMUNCIATIONS FUND EXPENDIT	358,412.55	3,252,146.57	4,297,862.00	1,045,715.43	1.55
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TOTAL FIBER COMMUNICATIONS FUND NET REVE	-42,924.94	-141,554.18	-632,212.00	-490,657.82	-0.70
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WATER CAPITAL PROJECTS FUND

WATER CAPITAL PROJECTS - REVENUE

8100-48010-700	Sale of Vehicles/Equipment	0.00	16,891.14	16,800.00	(91.14)	100.54%
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8100-49900-700	Transfer In--Water Improve	78,500.00	785,000.00	942,000.00	157,000.00	83.33%
Total WATER CAPITAL PROJECTS - REVENUE		78,500.00	801,891.14	958,800.00	156,908.86	83.63%

WATER CAPITAL PROJECTS - EXPENDITURES

8100-67100-700	Vehicles	0.00	146,411.49	148,700.00	2,288.51	98.46%
8100-67402-700	Water Towers	924.00	175,958.65	270,000.00	94,041.35	65.17%
8100-67403-700	Well Maintenance	0.00	0.00	30,000.00	30,000.00	0.00%
8100-67405-700	Valves/Hydrant Replacement	0.00	0.00	20,000.00	20,000.00	0.00%
8100-67406-700	Water Mains	1,550.00	32,645.00	700,000.00	667,355.00	4.66%
8100-67901-700	Financial System	0.00	0.00	32,400.00	32,400.00	0.00%
8100-67905-700	Meters (Non-Radio Read)	875.38	26,595.36	75,000.00	48,404.64	35.46%
8100-67906-700	Materials--Stock/Inventory	0.00	-1,056.46	0.00	1,056.46	#DIV/0!
Total WATER CAPITAL PROJECTS - EXPENDITURES		3,349.38	380,554.04	1,276,100.00	895,545.96	29.82%

WATER CAPITAL PROJECTS NET REVENUE OVER EXPENDITURES		75,150.62	421,337.10	-317,300.00	-738,637.10	53.81%
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ELECTRIC CAPITAL PROJECTS FUND

ELECTRIC CAPITAL PROJECTS - REVENUE

8200-45629-730	MISO Transmission Revenue	30,035.49	349,907.94	376,000.00	26,092.06	93.06%
8200-45632-730	Peak Capacity Contract	39,547.00	395,470.00	474,500.00	79,030.00	83.34%
8200-45633-730	Substation Capacity	5,928.00	65,208.00	71,100.00	5,892.00	91.71%
8200-45638-730	Electric Install Fee	24,821.45	235,981.39	187,500.00	(48,481.39)	125.86%
8200-47100-730	Refunds/Reimbursements	0.00	1,708.79	1,700.00	(8.79)	100.52%
Total ELECTRIC CAPITAL PROJECTS - REVENUE		100,331.94	1,048,276.12	1,110,800.00	62,523.88	94.37%

ELECTRIC CAPITAL PROJECTS - EXPENDITURES

8200-67100-730	Vehicles	218,501.00	218,501.00	245,000.00	26,499.00	89.18%
8200-67245-730	Specialized Equipment	32,360.00	55,104.57	125,000.00	69,895.43	44.08%
8200-67304-730	Electric Materials--Customer P	13,509.78	131,830.88	100,000.00	(31,830.88)	131.83%
8200-67305-730	Transmission & Wind Inventor	181.66	124,491.19	150,000.00	25,508.81	82.99%
8200-67307-730	Project 700	0.00	0.00	3,000.00	3,000.00	0.00%
8200-67311-730	Line Construction	22,826.01	219,223.06	500,000.00	280,776.94	43.84%

8200-67313-730	Street Lights	2,462.07	37,553.79	50,000.00	12,446.21	75.11%
8200-67900-730	Capital Project Expense	22,860.14	22,860.14	35,000.00	12,139.86	65.31%
8200-67901-730	Computer Software	0.00	33,795.60	250,000.00	216,204.40	13.52%
8200-67904-730	Radio Read Meters	6,220.89	7,151.57	40,000.00	32,848.43	17.88%
8200-67906-730	Materials--Stock/Inventory	0.00	73,132.78	0.00	(73,132.78)	#DIV/0!
Total ELECTRIC CAPITAL PROJECTS - EXPENDITURE		318,921.55	923,644.58	1,498,000.00	574,355.42	61.66%
ELECTRIC CAPITAL PROJECTS NET REVENUE OVER EXPENDITURE		-218,589.61	124,631.54	-387,200.00	-511,831.54	-32.19%

FIBER CAPITAL PROJECTS FUND

FIBER CAPITAL PROJECTS - REVENUE

8500-47400-740	Misc Sales-Fiber/Communications	0.00	-23.49	0.00	23.49	#DIV/0!
8500-49900-740	Transfer In-Fiber Improvements	56,000.00	560,000.00	672,900.00	112,900.00	83.22%
Total FIBER CAPITAL PROJECTS - REVENUE		56,000.00	559,976.51	672,900.00	112,923.49	83.22%

FIBER CAPITAL PROJECTS - DEPT 8500

8500-67400-740	Communication Capital - 28E /	0.00	11,638.02	17,000.00	5,361.98	68.46%
8500-67404-740	IPTV Equipment	1,695.57	97,830.07	40,000.00	(57,830.07)	244.58%
8500-67405-740	Over the Air Channels	0.00	0.00	5,000.00	5,000.00	0.00%
8500-67406-740	Transport Equipment	27,588.59	167,500.46	185,000.00	17,499.54	90.54%
8500-67407-740	Core Network Equipment	0.00	257.61	10,000.00	9,742.39	2.58%
8500-67409-740	Vehicles	0.00	6,826.40	24,900.00	18,073.60	27.42%
8500-67410-740	General Equipment	0.00	462.26	14,000.00	13,537.74	3.30%
8500-67413-740	Outside Plant Improvements-F	6,662.73	54,513.64	57,000.00	2,486.36	95.64%
8500-67414-740	Fiber Drop Installs/Internet	32,596.26	303,324.87	320,000.00	16,675.13	94.79%
Total FIBER CAPITAL PROJECTS - DEPT 8500		68,543.15	642,353.33	672,900.00	30,546.67	95.46%

FIBER CAPITAL PROJECTS NET REVENUE OVER EXPENDITURE		-12,543.15	-82,376.82	0.00	82,376.82	#DIV/0!
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IMU Regular Downstairs

5. A. 1.

Meeting Date: 05/24/2021

Information

Subject

Public Hearing on the proposed plans, specifications, form of contract and estimate of cost for the Downtown Underground Conversion Project.

Information

Plans, specifications, form of contract and estimate of cost are available to view by contacting the City Clerk's Office (961-9410) or Indianola Municipal Utilities Office (961-9444).
The Chairperson will open and close the Public Hearing.

Attachments

No file(s) attached.

IMU Regular Downstairs

5. A. 2.

Meeting Date: 05/24/2021

Information

Subject

Resolution approving the proposed plans, specifications, form of contract and estimate of cost for the Downtown Underground Conversion Project.

Information

Roll call is in order.

Attachments

Resolution

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost relative to the Downtown Underground Conversion Project for Indianola Municipal Utilities, Indianola, Iowa, the Chair called for any oral objections to the adoption of the plans, specifications, form of contract and estimate of cost. No oral objections were offered, and City Clerk reported that no written objections had been filed.

Board member _____ introduced the following Resolution entitled "RESOLUTION APPROVING PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE DOWNTOWN UNDERGROUND CONVERSION PROJECT" and moved that it be adopted. Board Member _____ seconded the motion to adopt. The roll was called, and the vote was,

Ayes:

Nays:

Whereupon the Chair declared the following resolution duly adopted.

RESOLUTION NO 2021- _____

RESOLUTION APPROVING PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE DOWNTOWN UNDERGROUND CONVERSION PROJECT.

WHEREAS, on the 24th day of March 2021, plans, specifications, form of contract and estimate of cost were filed with the City Clerk for the Indianola Municipal Utilities, for certain public improvements described as the Downtown Underground Conversion Project for Indianola Municipal Utilities, Indianola, Iowa, and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of costs of the public improvements was published as required by law.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1: The plans, specifications, form of contract and estimate of cost are approved as the plans, specifications, form of contract and estimate of cost for the public improvements described in the preamble of this resolution.

PASSED AND APPROVED ON THIS 24TH DAY OF MAY 2021.

Adam Voigts, Chairperson

ATTEST:

Jackie Raffety, Deputy City Clerk

IMU Regular Downstairs

5. A. 3.

Meeting Date: 05/24/2021

Information

Subject

Resolution awarding construction contract.

Information

Attachments

Bid Recommendation Construction Contract
Resolution

May 19, 2021

Mr. Mike Metcalf
Indianola Municipal Utilities
210 W. Second Ave.
Indianola, IA 50125

Dear Mike:

Bids were received at 2:00 PM on May 13 for the installation contract for the Downtown Underground Conversion Project. Only one bid was received for the installation contract.

The project has several goals and benefits. The most pressing is the need to install below grade conduits in conjunction with the StreetScape paving work. This includes the three alley blocks that are north, south, and west of the square. Additional benefits that will result from the project includes:

1. Moving all revenue meters out of the downtown buildings to accessible locations.
2. Elimination of the overhead service drops to all buildings in the conversion area.
3. Eliminate all overhead electric facilities (primary, secondary, transformers, and other equipment) from the alleys around the square and in the area along First St. from First Ave. to Euclid Ave.
4. Eliminate four (4) of the ten (10) 4 kV feeders fed from the downtown substation, and conversion of about 1.5 MVA of load from the 4 kV to the 13 kV system.
5. Ultimate removal of all wood poles from the conversion area (after communications cables owned by other utilities are removed).

The only bid received for the installation contract was from Baker Electric in Des Moines, as follows.

Construction Contract			
Bidder	Base Bid	Bid Alternate 1 (deduct)	Bid Alternate 2 (deduct)
Baker Electric, Inc.	\$3,612,257.00	\$31,700.00	\$18,000.00

The base bid price covers all work included in the current design. Bid Alternate 1 is the amount that can be deducted from the Base Bid if DB-120 conduit is substituted for Sch 40 conduit for all of the concrete encased duct banks. DB-120 is a lighter duty (thinner

wall) conduit, but is fully rated and considered acceptable when encased in concrete. Bid Alternate 2 is the amount that can be deducted from the Base Bid if aluminum wire is substituted for copper wire for all of the service laterals to be installed in below grade conduit from the Point of Change of Ownership to the buildings around the square. If both Bid Alternates were accepted, the Contract Amount would be \$3,562,557.

We had 12 contractors take out bid sets for the project. Three of those had notified me prior to the bid opening that the project did not fit into their current project mix and they would not be submitting a bid. I contacted several of the other contractors to find out if there was something about the project that prevented them from bidding. There was no consensus in the responses, but some of the items mentioned were the following.

1. The project did not fit into their current schedules
2. Uncertainty about coordinating the work with the StreetScape project, and the difficulty in scheduling small segments of work over a 2-3 year period
3. The current instability in material prices, especially considering the long duration of the project
4. Shortage of directional boring sub-contractors because of the Google fiber project under construction in West Des Moines.
5. Uncertainty in the cost to remove and replace paving, especially in the area between the downtown alleys and the adjacent buildings.
6. Difficulty of working around existing utilities in the downtown alleys, and the limited space that is available for the installation of the conduit (both vertically between water, gas, and sub-drains, and horizontally).
7. The risk of encountering unknown utility lines.
8. Long term liability for damage to unlocated sewer lines.

My estimate for the base bid amount was \$2,226,000. The low bid from Baker Electric is 60% higher than my estimate. I think this is a reflection of the current contracting market and the items mentioned above. I think the Baker bid is realistic and reflects the actual costs that they anticipate. I do not think it was inflated or intended as a sham bid. I have worked with Baker Electric on numerous projects over the past 50 years, and consider them to be a premier contractor with impeccable credentials.

I do not think that re-bidding the project would result in a substantial reduction in the bid price. Nor do I think there are any changes that can be made in the project design or the terms of the contract that will result in lower bid prices, unless the overall scope of the work is substantially reduced.

I recommend that IMU accept the Baker Electric bid and enter into a contract with them for this project. I believe they are in a position to complete the work in the required time frame and will cooperate fully to coordinate the work with the StreetScape contractor. I understand, however, that the cost of this option may not be acceptable.

All of the possible alternative options involve dividing up the work in some way, which is likely to delay the final completion of the work and is also likely to increase the total ultimate cost. All options also require re-bidding some portion of the work.

The first section of work that must be coordinated with the StreetScape project is to install conduit across Salem Ave. at the alley west of Buxton St. in late June. It is unlikely that the project can be re-bid and a contractor retained in time to meet this schedule, but a viable alternative is for IMU crews to install this conduit. All of the alternatives discussed below assume this work will not be included in the revised contract scope.

Alternative Option 1: Revise the contract scope to include only the installation of the underground conduit in the alleys around the square. The estimated cost for this portion of the work is \$1,315,000. This option represents the minimum amount of work that must be done in conjunction with the StreetScape project, to allow for future conversion of the square area to underground. It is also possible that additional contractors that specialize in downtown underground duct work may be interested in bidding this portion of the work. None of the existing overhead circuits and equipment could be removed until the follow-up work is completed.

The original schedule for the StreetScape project required the first significant portion of this conduit work be completed in late 2021. The StreetScape schedule has been revised, so the conduit work does not have to be started until well into 2022. This would allow the conduit work to be bid toward the end of 2021 for construction in 2022 and 2023.

There are several options for the follow-up work to complete the underground conversion of the square area. This work could be bid as a single contract, or it could be broken up into several smaller contracts that would be completed over an extended time period. It is also possible that some of the work could be completed by IMU crews, rather than by contractors. The main consequence of delaying this work is that the existing overhead facilities will remain in place, and the existing wood poles cannot be removed as soon as originally planned. If the follow-up work is completed as a single contract, the estimated cost of the remaining work is \$1,425,000 in 2021 dollars (not adjusted for future inflation).

Alternative Option 2: Revise the contract scope to include only the portion of the project in the alleys around the square. This would include the installation of underground conduit, pad mounted equipment, and below grade cables; and conversion of buildings to underground service. I don't think most contractors will see this option as any more attractive than the project as originally bid, and it is not likely to attract any new bidders.

May 19, 2021
Mr. Mike Metcalf

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It would be even more difficult for a contractor to schedule, because the First Street portion of the project would not be available for the contractor to use as 'fill-in' work while waiting for the StreetScape contractor, so additional mobilization costs would likely be incurred. The estimated cost of this alternative is \$2,620,000.

Alternative Option 3: Treat the First Street portion of the work as a separate project. The First St. work is totally separate from the square work, and can be done before, after, or in conjunction with the square work. The only overlap is that one of the four primary circuits that are carried on the poles in the alley south of the square cannot be removed until the First Street work is completed. This might delay the removal of the existing wood poles in that alley, even beyond the time when the communications cables have been removed. It is also likely to necessitate maintenance work that is now being deferred until that circuit is retired. The estimated cost of a separate project to complete the conversion of the First Street circuit is \$1,175,000 in 2021 dollars.

The First Street portion of the work could be re-bid immediately or at any time in the future. If it were bid in time for construction to be completed by the end of 2023, all of the 4 kV circuits in the alley south of the square could be removed as soon as the square portion of the work is completed. This would be a significant step in the ongoing project to complete conversion of all of the remaining 4 kV feeders. If not completed until later, that overhead circuit must remain in place after the StreetScape work is completed.

If the Board does not want to accept the Baker Electric bid, my alternative recommendation is to reject all bids for both the construction contract and material purchases. I would then recommend re-bidding the underground conduit portion of the project in late 2021 (Alternative Option 1). This work would have to be coordinated with the StreetScape project, and would likely be completed in mid to late 2023. A final decision on how to handle the remaining cable installation and building work can be deferred until late 2022. Likewise, a decision on how to proceed with the First St. conversion work can also be delayed.

Please let me know if you have any questions concerning this recommendation.

Sincerely,



Allan Powers, P.E.

Board Member _____ moved to approve the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" for the Downtown Underground Conversion Project. Board Member _____ seconded the motion to approve the resolution. On roll call the votes were

AYES:

NAYS:

Whereupon the Chairperson declared the following resolution duly adopted:

RESOLUTION NO. 2021-_____

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid from Baker Electric Inc., of Des Moines, Iowa in an amount not to exceed \$3,612,257.00 for the Downtown Underground Conversion Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 24th day of May 2021, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The IMU General Manager and the Deputy City Clerk are directed to execute all related contract documents contingent upon receipt and approval of insurance and bond documents.

PASSED AND APPROVED this 24th day of May 2021.

Adam Voigts, Chair

ATTEST:

Jackie Raffety, Deputy City Clerk

IMU Regular Downstairs

5. A. 4.

Meeting Date: 05/24/2021

Information

Subject

Resolution awarding materials contract.

Information

Roll call is in order.

Attachments

Bid Recommendation Construction Materials
Resolution



Richard D. Kline, P.E. Timothy G. Ernst, P.E.
Jared A. Kline, P.E. Mark C. Reisinger, P.E.

245 S. 5th St., PO Box 620, Carlisle, IA 50047
p. 515-989-3083 f. 515-989-3138 pe@peengr.com

May 19, 2021

Mr. Mike Metcalf
Indianola Municipal Utilities
210 W. Second Ave.
Indianola, IA 50125

Dear Mike:

Bids were received at 2:00 PM on May 13, 2021 for furnishing materials for the Downtown Underground Conversion Project. A total of five bids were received for furnishing materials.

Responsive bids were received from RESCO in Ankeny, Wesco in Des Moines, Irby in Rapid City, SD., Border States in Ames, and Graybar Electric in Jefferson City, MO. The bids were evaluated separately for each line item. The attached sheet shows the bid prices for each item, along with my recommendation for purchasing of each line item.

The estimated value of the purchase contract was \$405,000, not including fiber handholes that were added to the purchase contract. The total of the low bids for all of the items recommended for purchase (except for the fiber handholes) is \$433,148, or about 7% higher than the estimate. The value of the fiber handholes is \$43,500, for a total bid amount of \$476,645.

At least two bids were received for every line item, except for street light cable which was bid by only one supplier.

The material quantities bid were sufficient to cover all of the work included in the related construction contract, including the work in the downtown alleys and the work along First St. Depending on the Board's decision on the construction contract, these two areas may or may not both be completed in the near future. The value of the materials that are required to complete the downtown portion of the work is \$210,600, while the value of the materials required for the First St. portion of the work is \$266,050.

May 19, 2021
Mr. Mike Metcalf

Page 2 of 2

Most of the materials can be delivered within 2-3 months, but certain items have a significantly longer lead time. The lead time for pad mounted transformers is 20-38 weeks, transformer pads is 22-25 weeks, and junction cabinets are over 45 weeks. Some of these items may impact the construction schedule, but it is expected that alternatives can be developed that will minimize any construction delays.

It is recommended that materials be purchased from the low bidders for all work that is expected to be completed within one year. If significant portions of the work are delayed beyond the 2nd quarter of 2022, the purchase of materials related to that work should also be delayed.

If all of the bid materials are purchased, the value of the recommended purchase from each supplier is as follows.

Wesco	\$207,540.
RESCO	\$ 93,669.
Irby	\$113,582.
Border States	\$ 15,550.
Graybar	\$ 46,302.
Total	\$476,645.

The quoted prices do not include sales tax, which will be added to the cost of the materials when invoiced by the suppliers. The total cost including the applicable 7.0% sales tax is \$510,010.

Please let me know if you have any questions concerning this recommendation.

Sincerely,

A handwritten signature in blue ink that reads "Allan Powers".

Allan Powers, P.E.

Board Member _____ moved to approve the following resolution entitled "RESOLUTION MAKING AWARD OF MATERIALS CONTRACT" for the Downtown Underground Conversion Project. Board Member _____ seconded the motion to approve the resolution. On roll call the votes were

AYES:

NAYS:

Whereupon the Chairperson declared the following resolution duly adopted:

RESOLUTION NO. 2021-_____

RESOLUTION MAKING AWARD OF MATERIALS CONTRACTS

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid from Wesco in an amount not to exceed \$207,540 plus applicable sales taxes; RESCO in an amount not to exceed \$93,669 plus applicable sales taxes; Irby in an amount not to exceed \$113,582 plus applicable sales taxes; Border States in an amount not to exceed \$15,550 plus applicable sales taxes; and Graybar in an amount not to exceed \$46,302 plus applicable sales taxes for the Downtown Underground Conversion Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 24th day of May 2021, is accepted, they being the lowest responsible bids for the work and materials.

Section 2. The IMU General Manager and the Deputy City Clerk are directed to execute all related contract documents contingent upon receipt and approval of insurance and bond documents.

PASSED AND APPROVED this 24th day of May 2021.

Adam Voigts, Chair

ATTEST:

Jackie Raffety, Deputy City Clerk

IMU Regular Downstairs**7. A.****Meeting Date:** 05/24/2021

Information**Subject**

Authorization for Warren Water to serve an IMU customer at 8369 110th Avenue.

Information

IMU has received a request from residents at 8369 110th Ave to be served by Warren Water District (WWD) although the property is technically within the IMU service territory. Due to geographical barriers and 1.8 miles main extension required to serve this customer, Superintendent Lou Elbert is recommending that the Board of Trustees approve a waiver for WWD to serve the property at 8369 110th Avenue. A map is included to show the property location. Warren Water is already at this location.

Simple motion approving the notification from Warren Water as required by law to service this resident is in order.

Attachments

8369 110th Avenue map



IMU Regular Downstairs**7. B.****Meeting Date:** 05/24/2021

Information**Subject**

Authorization for Warren Water to serve an IMU customer at 14130 118th Avenue.

Information

IMU has received a request from 14130 118th Avenue to be served by Warren Water District (WWD) although the property is technically within the IMU service territory. Due to geographical barriers and 1.95 miles of main extensions required to serve this customer, Superintendent Lou Elbert is recommending that the Board of Trustees approve a waiver for WWD to serve the property at 14130 118th Avenue. A map is included to show the property location. Warren Water is already at this location.

Simple motion approving the notification from Warren Water as required by law to service this resident is in order.

Attachments

14130 118th Avenue



IMU Regular Downstairs

7. C.

Meeting Date: 05/24/2021

Information

Subject

Resolution approving an Engineering Services Agreement with Veenstra & Kimm for the Southeast Streetscape Water Main Extension project

Information

Roll call is in order.

Attachments

Resolution Approving Agreement
Agreement

Indianola Municipal Utilities
RESOLUTION NO. 2021-_____

RESOLUTION APPROVING AGREEMENT WITH VEENSTRA & KIMM, INC.

WHEREAS, Indianola Municipal Utilities wishes to proceed with the construction of the Southeast Streetscape Water Main Extension Project; and

WHEREAS, Veenstra & Kimm, Inc. has submitted the proposed engineering services agreement in the form attached as Exhibit A; and

WHEREAS, the Indianola Municipal Utilities Board of Trustees desire to enter into an Agreement with Veenstra & Kimm, Inc.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Engineering Services Agreement with Veenstra & Kimm, Inc. is hereby approved, and the Water Superintendent is hereby authorized to execute said Agreement on behalf of Indianola Municipal Utilities.

Approved this 24th day of May 2021.

Adam Voigts, Chair

ATTEST:

Jackie Raffety, Deputy City Clerk



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

May 20, 2021

Lou Elbert
Water Superintendent
Indianola Municipal Utilities
210 West 2nd Avenue
Indianola, Iowa 50125

INDIANOLA MUNICIPAL UTILITIES
INDIANOLA, IOWA
SOUTHEAST STREETScape WATER MAIN EXTENSION
AGREEMENT

Enclosed are two copies of the proposed engineering services agreement for the Southeast Streetscape Water Main Extension project. If the agreement is acceptable to the Indianola Municipal Utilities, please arrange for execution of each document. Return one executed document to our office.

If you have any questions or comments concerning the agreement, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'Forrest S. Aldrich', is written over a faint, larger version of the same signature.

Forrest S. Aldrich

FSA:vjd
0-03
Enclosures

AGREEMENT

INDIANOLA MUNICIPAL UTILITIES SOUTHEAST STREETSCAPE WATER MAIN EXTENSION

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the **INDIANOLA MUNICIPAL UTILITIES**, hereinafter referred to as the **Owner**, party of the first part, and **VEENSTRA & KIMM, INC.**, a corporation organized and existing under the laws of the State of Iowa, with principal offices in West Des Moines, Iowa, party of the second part, hereinafter referred to as the **Engineers**.

WITNESSETH: THAT WHEREAS, the Owner wishes to proceed with construction of **Southeast Streetscape Water Main Extension**, hereinafter referred to as the **Project**, and

WHEREAS, the Owner desires the Engineers to perform professional engineering services to prepare construction plans and specifications and provide other necessary engineering services in connection with the Project.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto that the Owner does retain the Engineers to act for and represent it in engineering matters, as set forth hereinafter, involved in the Project. Such contract of employment will be subject to the following terms, conditions and stipulations, to wit:

1. **SCOPE OF PROJECT.** It is understood and agreed that the Project shall consist of abandoning the existing 4-inch diameter water main in the alley between South Buxton Street and South Howard Street between West Salem Avenue and West 1st Avenue and installing a new 8-inch diameter water main along South Howard Street from the alley south of West Salem Avenue to West 1st Avenue and along West 1st Avenue from South Howard Street to South Buxton Street including all connections, valves, side street connections, water service connections, and fire hydrants, and miscellaneous associated work including cleanup for a complete project.

It is further understood and agreed that the scope of the Project may be modified by mutual agreement of the parties hereto.

2. **DESIGN SURVEYS.** The Engineers shall complete all topographic surveys necessary for design of the Project and preparation of the plans and specifications. The Engineers shall use aerial photography for the development of plans.
3. **DESIGN CONFERENCE.** The Engineers shall attend a conference with the Owner, if necessary, to make decisions as to the details of design of the Project.

4. PLANS AND SPECIFICATIONS. The Engineers shall prepare such detailed plans and specifications as are reasonably necessary and desirable for construction of the Project. The specifications shall describe, in detail, the work to be done and materials to be used.

5. PERMITS AND LICENSES. The Engineers shall provide copies of plans and specifications, explanatory letters of transmittal, completion of required application forms and other information necessary to obtain an Iowa Department of Natural Resources permit for construction.

The Owner shall pay for all licenses and other costs associated with permits and licenses and said costs shall not be charged against the Engineer's maximum fee set forth hereinafter.

6. ESTIMATES OF COST. The Engineers shall prepare an Engineers' Estimate of Cost for the improvements to be constructed under the Project. The Engineers' Estimate of Cost is intended for the use of the Owner in financing the Project. The Engineers shall not be responsible if the contract(s) awarded for construction of the Project vary from the Engineers' Estimate of Cost.

7. ADVERTISEMENT FOR BIDS. The Engineers shall assist in the preparation of the notice to contractors and shall provide plans and specifications to prospective bidders. Publication costs shall be borne by the Owner.

8. COSTS OF PLANS AND SPECIFICATIONS. The Owner shall compensate the Engineers for the actual costs of the plans and specifications provided contractors, plan rooms and suppliers during Project bidding. The costs of plans shall be separate from the fee provisions under "**14. COMPENSATION**".

9. BIDDING SERVICES. The Engineers shall provide services during the bidding phase of the Project that will include the following:

- a. Notification of potential bidders of the upcoming Project and availability of plans and specifications.
- b. Distribute bidding documents and maintain bidders list.
- c. Respond to questions raised during the bidding period and prepare and issue addendum as appropriate to clarify, correct or change the bidding documents.
- d. Assist the City in evaluating alternate equipment submittals during and following the bidding phase of the Project.

10. AWARD OF CONTRACT. The improvements outlined in the Project shall be bid at not more than one letting. The Engineers shall have a representative present when the bids and proposals are opened and shall make tabulations of bids for the Owner and shall advise as to the responsiveness of the bidders, and assist in making the award of contracts. After the awards are made, the Engineers shall prepare the necessary contract documents. The Engineers shall not be responsible for advising the Owner as to the responsibility of any bidder.

11. GENERAL SERVICES DURING CONSTRUCTION. The Engineers shall provide general services during construction including:

- a. Conduct a preconstruction conference with the contractor and Owner prior to starting work on the Project.
- b. Attend conferences, as necessary, with the Owner and contractor as requested by the Owner.
- c. Assist in interpretation of plans and specifications.
- d. Review shop drawings and manufacturers' data.
- e. Settle disputes with the contractor regarding concurrence with the specifications and consult with Owner when the Engineers and contractor cannot resolve such dispute.
- f. Prepare change orders to construction contract documents, as necessary, during construction. All change orders are subject to approval of Owner.
- g. Process monthly partial payment estimates.
- h. Provide as-constructed plans to the Owner.

12. RESIDENT REVIEW.

- a. Resident review services is understood to include the detailed observation and review of work of the Contractors and materials to assure compliance with the plans and specifications.
- b. The Engineers shall provide resident review services by assigning resident engineers and/or engineering technicians to the Project for such periods reasonably required to ensure proper review of the construction work. On-site review shall take place on a part time basis during the construction work on the Project.

- 13. FINAL REVIEW.** The Engineers shall make a final review after construction is complete to determine that the construction complies with the plans and specifications. The Engineers shall certify to the Owner that construction is substantially in compliance with the plans and specifications.
- 14. COMPENSATION.** The Owner shall compensate the Engineers for their services by payment of the following fees:
- a. The fee for engineering design services for the Project as set out in **1. SCOPE OF PROJECT** through **10. AWARD OF CONTRACT**, shall be a fee on the basis of the standard hourly fees with a maximum not-to-exceed fee of Nineteen Thousand Eight Hundred Dollars (\$19,800) without written authorization by the Owner. The standard hourly fees of the Engineers are shown in attached Exhibit A.
 - b. The fee for engineering services during construction as set out in **11. GENERAL SERVICES DURING CONSTRUCTION** and **13. FINAL REVIEW**, shall be determined on the basis of the standard hourly fees plus expenses of the personnel of the Engineers actually engaged in the performance of the services. The fee shall not exceed the sum of Three Thousand Nine Hundred Dollars (\$3,900) without written authorization by the Owner. The standard hourly fees of the Engineers are shown in attached Exhibit A.
 - c. For resident review services during construction as delineated in **12. RESIDENT REVIEW**, but excluding materials testing, the fee will be Seventy-six Dollars (\$76) per hour. It is anticipated the construction will require 128 hours of resident review time and will not exceed Nine Thousand Seven Hundred Dollars (\$9,700).
 - d. The Owner shall compensate the Engineers for the cost of plans and distribution of plans as set forth in **7. ADVERTISEMENT FOR BIDS** above as provided in Iowa Code Section 26.3(2) (2017). The reimbursement of the cost plans and distribution of plans as required under Iowa Code Section 26.3(2) (2017) is not included in the fees for services set forth under this Agreement.
- 15. PAYMENT.** The fee for work set out in **14. COMPENSATION** shall be billed and payable monthly during the course of the rendering of the services.
- 16. TIME OF COMPLETION.** The plans and specifications for the Project shall be completed within ninety (90) days after written authorization to proceed for the Project is issued by the Owner. The Project design will be completed to allow for Summer 2021 construction.

17. LEGAL SERVICES. The Owner shall provide the services of the Owner's Attorney in matters pertaining to this Project. The Engineers shall cooperate with the Attorney and shall comply with his requirements as to form of contract documents and procedures relative to them.

18. SERVICES NOT INCLUDED. Services not included under this Agreement are as follows:

- a. Laboratory tests.
- b. Services related to or regarding arbitration or litigation of the construction contract between the construction contractor and the Owner regarding any part of the Project.
- c. Services relating to the acquisition of easements, permanent or construction. Legal surveys, property surveys and easement surveys are not included in this Project cost.
- d. Construction testing services.
- e. Soil borings, soil testing and contaminated soil investigations.
- f. Environmental and archaeological studies.
- g. Services required for the evaluation of and determination to accept defective work by Contractor including required re-design services.
- h. Assistance in connection with bid protests, rebidding or renegotiating contracts for construction, materials, equipment, or services, only so long as the original work is reasonably consistent with the Owner's program or other instruction.
- i. Providing assistance in resolving any Hazardous Environmental Condition in compliance with current Laws and Regulations.
- j. Construction staking.
- k. Other services performed or furnished by Engineer not otherwise provided for in this Agreement.

19. SUSPENSION.

- a. The Owner agrees that the Engineer is not responsible for damages arising directly or indirectly from any delays for causes beyond the Engineer's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in a timely manner; failure of performance by the Owner; or discovery of any hazardous substances or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by the Engineer to perform its services in an orderly and efficient manner, the Engineer shall be entitled to a reasonable adjustment in schedule and compensation.
- b. If Engineer's services are extended by Contractor's actions or inactions for more than the scheduled final construction completion, as defined in the Contract Documents, through no fault of the Engineer, the Engineer will be entitled to equitable and agreeable adjustment of rates and amounts of compensation provided in this Agreement.

20. CHANGES. If after the plans and specifications are completed and approved by the Owner, the Engineers are required to change the plans and specifications because of changes made by the Owner, the Engineers shall receive additional compensation for making such changes. The compensation for such changes shall be based upon the standard hourly fees as shown on Exhibit A, plus expenses for personnel of the Engineers actually engaged in making the changes.

21. EXTRA WORK. Fees stated in this Agreement cover the specific services outlined in this Agreement for the Project. If the Owner requires additional services of the Engineers in connection with the Project, or changes or modifications in the Project, the Engineers shall receive additional compensation for said services. Such additional compensation shall be at the standard hourly fees for personnel of the Engineers, as shown on Exhibit A, plus expenses for personnel engaged in the authorized extra work.

22. INDEMNIFICATION. The Engineers shall and hereby agree to hold and save the Owner harmless from any and all claims, settlements, and judgments, to include all reasonable investigative fees, attorneys' fees, suit and court costs for personal injury, property damage, and/or death arising out of the Engineers' or any of its agents', servants', and employees' errors, omissions or negligent acts for services under this Agreement, and for all injury and/or death to any and all of the Engineers' personnel, agents, servants, and employees occurring under the Workers' Compensation Act of the State of Iowa.

- 23. INSURANCE.** The Engineers shall furnish the Owner with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the Owner is endorsed as an additional named insured, in the following limits. It must be clearly disclosed on the face of the certificates that the coverage is on an occurrence basis:

General Liability*	\$1,000,000/2,000,000
Automobile Liability	\$1,000,000
Excess Liability (Umbrella)*	\$8,000,000/8,000,000
Workers' Compensation, Statutory Benefits Coverage B	\$1,000,000
Professional Liability**, ***	\$ 3,000,000/3,000,000

*Occurrence/Aggregate

**The Owner is not to be named as an additional insured

***Claims made basis

- 24. TERMINATION.** Should the Owner abandon the Project before the Engineers have completed their work, the Engineers shall be paid proportionately for the work and services performed until the date of termination.
- 25. BETTERMENT.** When a Change Order is necessitated by an act or omission of Engineer or an error in the design of the Project, responsibility for such act, omission, or error shall be determined in good faith by Owner and Engineer. To the extent that such act, omission, or error arose out of the lack of quality professional services provided by Engineer or of the lack of professional quality deliverables prepared by Engineer, Owner shall be entitled to an amount equal to the difference between the actual cost of the change work and the estimated cost of the change work (less added value to the Owner) if there had been no such act, omission, or error. Engineer shall pay such sum to Owner.
- 26. ASSISTANTS AND CONSULTANTS.** It is understood and agreed that the employment of the Engineers by the Owner for the purposes aforesaid shall be exclusive, but the Engineers shall have the right to employ such assistants and consultants as they deem proper in the performance of the work.
- 27. ASSIGNMENT.** This Agreement and each and every portion thereof shall be binding upon the successors and assigns of the parties hereto.

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original, and that there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement, nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have subscribed their names on the date first written above.

INDIANOLA MUNICIPAL UTILITIES

ATTEST:

By _____
Water Superintendent

By _____

VEENSTRA & KIMM, INC.

ATTEST:

By Forest Alder
President

By Deb Luke

EXHIBIT A

VEENSTRA & KIMM, INC. HOURLY RATES BY EMPLOYEE CLASSIFICATION (Effective July 2020)

Management I.....	\$181.00
Management II.....	175.00
Process Engineer I.....	199.00
Client Services I	175.00
Client Services V	66.00
Engineer I-A.....	181.00
Engineer I-B.....	172.00
Engineer I-C.....	163.00
Engineer I-D.....	156.00
Engineer II-A.....	147.00
Engineer II-B.....	138.00
Engineer III-A.....	130.00
Engineer III-B.....	124.00
Engineer III-C.....	121.00
Engineer IV	117.00
Engineer V	109.00
Engineer VI.....	102.00
Engineer VII	98.00
Engineer VIII.....	95.00
Engineer IX	88.00
Engineer X	78.00
Engineer XI	72.00
Engineer XII	63.00
Design Technician I	104.00
Design Technician II	92.00
Architect.....	110.00
Planner I	113.00
Planner II	75.00
Planner III	69.00
Drafter IA.....	103.00
Drafter IB.....	96.00
Drafter II.....	90.00
Drafter III.....	84.00
Drafter IV.....	75.00
Drafter V.....	65.00
Drafter VI.....	60.00
Drafter VII.....	47.00
Clerical I.....	93.00
Clerical II.....	66.00
Clerical III.....	57.00
Clerical IV	50.00
Clerical V	42.00
Construction Manager	175.00

Surveyor I	123.00
Surveyor II	105.00
Technician I	90.00
Technician II	83.00
Technician III	76.00
Technician IV	74.00
Technician V	67.00
Technician VI	62.00
Technician VII	51.00
Technician VIII	45.00
Technician IX	37.00
Building Inspector I	172.00
Building Inspector I-A	115.00
Building Inspector II	90.00
Building Inspector III	68.00
Robotics	30.00/Hour
GPS	30.00/Hour
Leica Total Station	20.00/Hour
Total Station Robotics	15.00/Hour
Tablet	45.00/Hour
Fluoroscope	50.00/Hour
4-Wheeler	45.00/Hour
Drone	75.00/Hour
Mileage	IRS Rate

IMU Regular Downstairs
Meeting Date: 05/24/2021

10. A.

Information

Subject
2110 Country Club Road

Information

Attachments

No file(s) attached.

IMU Regular Downstairs

10. A. 1.

Meeting Date: 05/24/2021

Information

Subject

Public Hearing on a resolution to consider the authorization of the sale of real property, commonly known as 2110 Country Club Road, by Indianola Municipal Utilities.

Information

The Chairperson will open and close the Public Hearing.

Attachments

No file(s) attached.

Meeting Date: 05/24/2021

Information

Subject

Resolution making final determination on the potential sale of real property and authorizing the execution of a purchase agreement by and between Indianola Municipal Utilities and Kevin D. Halterman.

Information

Roll call is in order.

Attachments

Agreement

Warranty Deed

Declaration of Value

Groundwater Hazard Statement

Resolution Approving Sale

From: Kevin Halterman <KevinH@mybankpsb.com>
Sent: Friday, May 21, 2021 8:29 AM
To: Chris DesPlanques <cdesplanques@indianolaiowa.gov>
Cc: Jackie Raffety <jraffety@indianolaiowa.gov>
Subject: RE: [External]2110 Country Club

I concur and agree with the below modifications.

Kevin Halterman

From: Chris DesPlanques <cdesplanques@indianolaiowa.gov>
Sent: Friday, May 21, 2021 8:16 AM
To: Kevin Halterman <KevinH@mybankpsb.com>
Cc: Jackie Raffety <jraffety@indianolaiowa.gov>
Subject: [External]2110 Country Club

 **External Message – Think Before You Click!**

Kevin,

To simplify the attachments to the meeting documents, can you confirm the following three previously discuss modifications to your offer are acceptable.

1. The offer date is extended through June 30, 2021.
2. The properties legal description is changed to reflect that the road right of way is not included, and will read as follows: A 165' x 70' section of land in the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, Township 76 North, Range 24 West of the 5th PM, City of Indianola, Iowa, except road right of way;
3. An added 10 ft Public Utility easement across the front of the property

Thanks,

Chris DesPlanques
General Manager
Indianola Municipal Utilites
515.961.9444
210 W 2nd Ave
Indianola IA 50125

OFFER TO BUY REAL ESTATE AND ACCEPTANCE

TO: Seller: Indianola Municipal Utilities

1. REAL ESTATE DESCRIPTION. The Buyers offer to buy real estate in Warren County, Iowa, described as follows:

13-76-24 Indianola Land in SEC 165'70' NW COR SW SE (commonly known as 2110 Country Club Road)

together with any easements and appurtenant servient estates, but subject to the following:

- a. any zoning and other ordinances;
- b. any covenants of record;
- c. any easements of record for public utilities, roads and highways,

hereinafter referred to as "the Real Estate."

2. PRICE. The purchase price shall be \$20,000 with a down payment of \$1,000.00 due as escrow upon the signing and acceptance of this Offer. The balance of \$19,000 of which shall be due and payable in full at closing at a mutually agreeable closing location.

3. REAL ESTATE TAXES. Sellers shall pay all real estate taxes due and delinquent up to the date of closing.

Buyers shall pay all subsequent real estate taxes.

Any proration of real estate taxes on the Real Estate shall be based upon such taxes for the year currently payable unless the parties state otherwise.

4. SPECIAL ASSESSMENTS.

a. Sellers shall pay all special assessments which are a lien on the Real Estate as of the date of acceptance of this offer.

b. All other special assessments shall be paid by Buyers.

5. RISK OF LOSS AND INSURANCE. Risk of loss prior to Seller's delivery of possession of the Real Estate to Buyers shall be as follows:

a. All risk of loss shall remain with Sellers until possession of the Real Estate shall be delivered to Buyers.

6. CARE AND MAINTENANCE. The Real Estate shall be preserved in its present condition and delivered intact at the time possession is delivered to Buyers, provided, however, if 5.a. is stricken and there is loss or destruction of all or any part of the Real Estate from causes

covered by the insurance maintained by Sellers, Buyers agree to accept such damaged or destroyed Real Estate together with such insurance proceeds in lieu of the Real Estate in its present condition and Sellers shall not be required to repair or replace same.

7. POSSESSION. If Buyers timely perform all obligations, possession of the Real Estate shall be delivered to Buyers, with any adjustments of rent, insurance, and interest to be made as of the date of transfer of possession.

8. FIXTURES. All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale except: N/A _____

9. USE OF PURCHASE PRICE. At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

10. ABSTRACT AND TITLE. Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of acceptance of this offer, and deliver it to Buyers for examination. It shall show merchantable title in Sellers in conformity with this agreement, Iowa law and Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.

11. DEED. Upon payment of the purchase price, Sellers shall convey the Property to BUYERS by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of title shall extend to the time of delivery of the deed excepting liens or encumbrances suffered or permitted by Buyers.

12. TIME IS OF THE ESSENCE. Time is of the essence in this contract.

13. REMEDIES OF THE PARTIES

a. If Buyers fail to timely perform this contract, Sellers may forfeit it as provided in the Iowa Code, and all payments made shall be forfeited or, at Seller's option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of such failure (during which thirty days such failure is not corrected) Sellers may declare the entire balance immediately due and payable. Thereafter this contract may be foreclosed in equity and the Court may appoint a receiver.

b. If Sellers fail to timely perform this contract, Buyers shall have the right to have all payments returned to them.

c. Buyers and Sellers also are entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.

14.STATEMENT AS TO LIENS. If Buyers intend to assume or take subject to a lien on the Real Estate, Sellers shall furnish Buyers with a written statement from the holder of such lien, showing the correct balance due.

15.SUBSEQUENT CONTRACT. Any real estate contract executed in performance of this contract shall be on a form of the Iowa State Bar Association.

16.APPROVAL OF COURT. If the sale of the Real Estate is subject to Court approval, the fiduciary shall promptly submit this contract for such approval. If this contract is not so approved, it shall be void.

17.CONTRACT BINDING ON SUCCESSORS IN INTEREST. This contract shall apply to and bind the successors in interest of the parties.

18.CONSTRUCTION. Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

19. CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

20.TIME FOR ACCEPTANCE. If this offer is not accepted by Sellers on or before April 30, 2021, it shall become void and all payments shall be repaid to the Buyers.

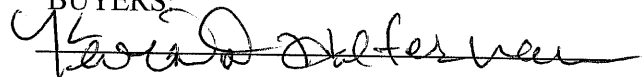
21. OTHER PROVISIONS.

- a. No financing shall be required to close the transaction.
- b. Boundary survey will be required if the pins cannot be located.

Accepted:
SELLERS:

Indianola Municipal Utilities

Dated:
BUYERS:


Kevin D Halterman

Address : 111 South Buxton, Indianola
Telephone: 515-962-5305

Address : 1109 Ann Pkwy, Indianola, IA
Telephone: 515-240-5743

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, Phone: (515) 274-1450

Taxpayer Information: Kevin D. Halterman, 1109 Ann Parkway, Indianola, IA 50125

Return Document To: Kevin D. Halterman, 1109 Ann Parkway, Indianola, IA 50125

Grantors: City of Indianola, Iowa, on behalf of Indianola Municipal Utilities

Grantees: Kevin D. Halterman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, the City of Indianola, Iowa, a municipal corporation in the County of Warren, State of Iowa, on behalf of Indianola Municipal Utilities, does hereby Convey to Kevin D. Halterman, _____, the following described real estate in Warren County, Iowa:

A 165' x 70' section of land in the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, Township 76 North, Range 24 West of the 5th PM, City of Indianola, Iowa, except road right of way.

This deed is exempt according to Iowa Code 428A.2(6).

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: _____.

City of Indianola, Iowa

By _____
Pam Pepper, Mayor

ATTEST:

By _____
Andy Lent, City Clerk

STATE OF IOWA, WARREN COUNTY, ss:

On this ____ day of _____, 2021, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Pam Pepper and Andy Lent, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Indianola, Iowa; that the seal affixed to the foregoing instrument to which this is attached is the corporate seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its City Council, as contained in Ordinance Resolution No. _____ passed by resolution of the City Council under Roll Call No. _____ of the City Council on the ____ day of _____, 2021; and that Jason Morse and Jenny Gibbons, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the City, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

CTRL #
C O Y Y Y Y M M # # # #



REAL ESTATE TRANSFER - DECLARATION OF VALUE

Please read the instructions comprised in form 57-011 before completing and filing this form.

Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT

Date of Instrument (MMDDYYYY)

Enter the number matching your selection in the box at the end of the line: Deed (1) Contract (2)

Seller: _____ Phone Number: _____

Seller Address: _____ City: _____

State: _____ ZIP: _____ email: _____

Buyer: _____ Phone Number: _____

Buyer Address: _____ City: _____

State: _____ ZIP: _____ email: _____

Address of Property Conveyed: _____

City: _____ State: _____ ZIP: _____

Legal Description: _____

Enter the number corresponding to your selection in the box at the end of the line, if applicable.

Type of Sale: Sale between related parties/family (1); Sale of partial interest (2); Trade (3); Quit Claim Deed (4); Auction (5)

Was this a sale of agricultural land to: Corporation (1); Trust (2); Alien (3); Non-resident Alien (4); Limited Partnership (5)

DECLARATION OF VALUE STATEMENT

1. Total Amount Paid..... , , .00
2. Amount Paid for Personal Property , , .00
3. Amount Paid for Real Property , , .00

I hereby declare that the information contained in Part I of this form is true and correct.

Printed Name: _____ Phone Number: _____

Signature: _____ Buyer ☐ or Seller ☐ or Agent ☐ or Attorney ☐

Part II - TO BE COMPLETED BY THE ASSESSOR

Assessed values must be as of January 1 of the year in which the sale occurred.

SECTION A: SINGLE CLASSIFICATIONPrimary Classification: Residential (4); Commercial (5); Industrial (2); Agricultural (1); Multi-residential (7) ☐City/Township: Occupancy: Primary Parcel Number: Year Built:

Class	Land	Building	Dwelling
Res	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00
Com	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	
Ind	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	
Ag	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	
MultiRes	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00

Subtotal , , .00**SECTION B: DUAL CLASSIFICATION**Primary Classification: Commercial (5); Industrial (2); Multi-residential (7) ☐City/Township: Occupancy: Primary Parcel Number: Year Built:

Class	Land	Building	Dwelling
Com	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	
Ind	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	
MultiRes	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	

Subtotal , , .00**Total:** Add Subtotal amounts from Sections A and B , , .00**Enter amount from line 3, page 1** , , .00**Ratio:** Divide Total amount by the amount on line 3, page 1 , . %NUTC Jurisdiction Comments:

Addendum 1

Legal Description of Property Conveyed:

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name: City of Indianola, Iowa, on behalf of Indianola Municipal Utilities
Address: 110 N. 1st St., P.O. Box 299, Indianola, IA 50125

TRANSFeree:

Name: Kevin D. Halterman
Address: 1109 Ann Parkway, Indianola, IA 50125

Address of Property Transferred:
2110 Country Club Road, Indianola, Iowa 50125

Legal Description of Property: (Attach if necessary)

A 165' x 70' section of land in the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, Township 76 North, Range 24 West of the 5th PM, City of Indianola, Iowa, except road right of way.

1. Wells (check one)

- ☐ There are no known wells situated on this property.
- ☐ There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

2. Solid Waste Disposal (check one)

- ☐ There is no known solid waste disposal site on this property.
- ☐ There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

3. Hazardous Wastes (check one)

- ☐ There is no known hazardous waste on this property.
- ☐ There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

4. Underground Storage Tanks (check one)

- ☐ There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
- ☐ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. Private Burial Site (check one)

- ☐ There are no known private burial sites on this property.
- ☐ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. Private Sewage Disposal System (check one)

- ☐ All buildings on this property are served by a public or semi-public sewage disposal system.

- ☐ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- ☐ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- ☐ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
- ☐ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- ☐ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
- ☐ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____.
- ☐ The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

**I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS
FOR THIS FORM AND THAT THE INFORMATION STATED
ABOVE IS TRUE AND CORRECT.**

Signature: _____ Telephone No.: (515) 961-9410
(Transferor)

GROUNDWATER HAZARD STATEMENT

ATTACHMENT #1

NOTICE OF WASTE DISPOSAL SITE

a. Solid Waste Disposal (check one)

- ☐ There is a solid waste disposal site on this property, but no notice has been received from the Department of Natural Resources that the site is deemed to be potentially hazardous.
- ☐ There is a solid waste disposal site on this property which has been deemed to be potentially hazardous by the Department of Natural Resources. The location(s) of the site(s) is stated below or on an attached separate sheet, as necessary.

b. Hazardous Wastes (check one)

- ☐ There is hazardous waste on this property and it is being managed in accordance with Department of Natural Resources rules.
- ☐ There is hazardous waste on this property and the appropriate response or remediation actions, or the need therefore, have not yet been determined.

Further descriptive information:

**I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS
FOR THIS FORM AND THAT THE INFORMATION STATED
ABOVE IS TRUE AND CORRECT.**

Signature: _____ Telephone No.: (515) 961-9410
(Transferor)

**RESOLUTION MAKING FINAL DETERMINATION ON THE POTENTIAL SALE
OF REAL PROPERTY AND AUTHORIZING THE EXECUTION OF A PURCHASE
AGREEMENT BY AND BETWEEN INDIANOLA MUNICIPAL UTILITIES AND
KEVIN D. HALTERMAN**

WHEREAS, Indianola Municipal Utilities owns certain real property commonly known as 2110 Country Club Road and legally described as:

A 165' x 70' section of land in the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, Township 76 North, Range 24 West of the 5th PM, City of Indianola, Iowa, except road right of way; and

WHEREAS, Indianola Municipal Utilities marketed this real property; and

WHEREAS, Kevin D. Halterman has presented a Purchase Agreement to Indianola Municipal Utilities for the purpose of acquiring the real property; and

WHEREAS, the Code of Iowa requires that, before Indianola Municipal Utilities may dispose of an interest in real property by sale, it must set forth its proposal in a resolution and public notice as provided in Section 362.3, of the resolution and of a date, time and place of a public hearing on the proposal; and

WHEREAS, the Code of Iowa also requires that, before Indianola Municipal Utilities may enter into a proposed purchase agreement for the real property that a public hearing must be held on the proposed agreement; and

WHEREAS, pursuant to said notice published as required by law, this Board has held a public meeting and hearing upon the proposal to approve and authorize execution of the Purchase Agreement which includes the potential sale of the real property and has considered the extent of any objections received as to said proposed Purchase Agreement; and, accordingly the following action is now considered to be in the best interest of Indianola Municipal Utilities; and

WHEREAS, the Board has determined that the Purchase Agreement is in the best interest of Indianola Municipal Utilities and the performance of its obligations thereunder is a public undertaking and purpose.

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF INDIANOLA
MUNICIPAL UTILITIES:**

Section 1. The Board finds that disposal of interests in the real property as set forth in the Purchase Agreement will benefit the health, safety, and welfare of, and is in the best interests of the customers of Indianola Municipal Utilities. The Board further finds that transfer of the real property, with consideration as provided in the Purchase Agreement, constitutes fair consideration for the disposal of interests in the property.

Section 2. The proposal to sell the site pursuant to the terms of the proposed Purchase Agreement is hereby approved.

Section 3. That the performance by Indianola Municipal Utilities of its obligation under the Purchase Agreement including but not limited to selling the real property to Kevin D. Halterman is hereby declared to be a public undertaking and purpose and in furtherance of the best interests of the residents of the City of Indianola.

Section 4. That the form and content of the Purchase Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Chairperson be and is hereby are authorized, empowered and directed to execute, attest, seal, and deliver the Purchase Agreement for and on behalf of Indianola Municipal Utilities in substantially the form and content now before this meeting, and that from and after the execution and delivery of the Purchase Agreement, the Chairperson and Secretary are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Purchase Agreement as executed.

PASSED AND APPROVED this ____ day of _____ 2021.

Adam Voigts, Chairperson

ATTEST:

Andy Lent, City Clerk

IMU Regular Downstairs

10. B.

Meeting Date: 05/24/2021

Information

Subject

Approval to participate in the Iowa Rent and Utility Assistance Program.

Information

Simple motion is in order.

Attachments

Iowa Rent & Utility Assistance

UTILITY PROVIDER CERTIFICATION FOR IOWA RENT AND UTILITY ASSISTANCE PROGRAM

★ _____ ("Provider") hereby agrees to participate in the Iowa Rent and Utility Assistance Program ("Program") and accept payments from the Iowa Finance Authority ("IFA") to pay utility or home energy costs incurred by its customers who are members of Eligible Households ("Applicants") approved by IFA for assistance through the Program. For the purposes of this certification, references to "IFA" include any designees, contractors, subcontractors, or other State of Iowa agencies assisting IFA in administration and monitoring of the Program.

As authorized by each Applicant, Provider will release account information necessary for administration and monitoring of the Program upon IFA's request. Such information will be provided in a timely manner. Provider will return any Program funds to IFA that are reasonably determined by IFA or any federal agency to be ineligible Program costs. Ineligible Program costs may include funds that have been misused, funds obtained through fraud or misrepresentation or by providing incomplete, false or misleading information, or funds that duplicate other federal, state, or local benefits.

Provider is aware that no funds will be disbursed until eligibility of the Applicants and availability of funds are confirmed and that providing information regarding Applicant's utility accounts is not a guarantee that assistance will be provided.

If the Provider receives notice that an Applicant has applied to the Program, Provider will ensure that pending and approved Applicants' services remain connected to avoid additional fees and disruption of service and it will collaborate with IFA and Applicants as needed. Services will be continued or provided if a notice of payment from the Program for the Applicant's account will cover the amount needed to continue or provide service. Provider will make all reasonable efforts to minimize late fees and other penalties incurred by approved Applicants. Provider certifies and agrees that financial assistance provided by IFA through the Program will be applied to Applicant's accounts as soon as possible.

If the Applicant terminates the service that was determined eligible under the Program or receives assistance through the Program that duplicates other federal, state, or local benefits, Provider shall return any resulting credit balance to IFA. No funds paid under this Program may be paid or repaid directly to any Applicant without written authorization from IFA.

Information submitted to IFA by the Provider related to Program applications will be held confidential to the extent allowable by Iowa Code Chapter 22.

Provider certifies that the person completing this certification has full authority on behalf of the Provider to execute this certification and to perform, or cause to be performed, any obligations of the Provider regarding the Program.

★ Click here to sign

Authorized Signature

Printed Name

★ Enter your job title

Title

May 17, 2021

Date